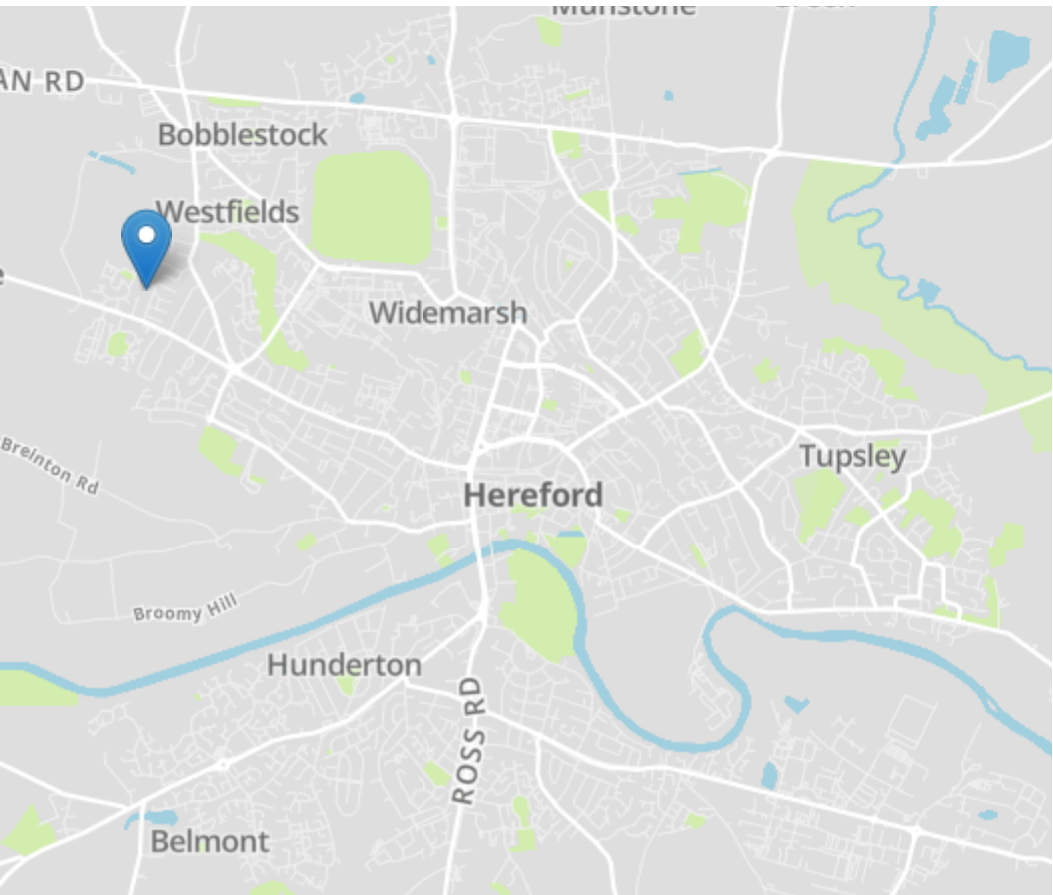




DIRECTIONS

From Hereford City head west onto A438 Whitecross Road, at the roundabout take the 2nd exit onto Kings Acre Road, turn right at the 3rd exit onto Hilary Drive and the property can be found on the left hand side as indicated by Stooke, Hill and Walshe For Sale Board. For those who use "What3words"///month.smooth.copies



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.


N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		77
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

3 Hillary Drive
Hereford HR4 0RB

£319,500



• 2 bed detached bungalow • conservatory • garage and off road parking

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Located in a very desirable residential area, a detached bungalow, comprising kitchen, lounge, conservatory, family bathroom, 2 bedrooms, low maintenance gardens, garage and off road parking. Pleasantly located in the Kings Acre area of Hereford, approx. 1.5 miles west of Hereford City, close to a wide arrange of everyday amenities to include, shops, schools, churches, public houses, and an irregular bus service to and from Hereford City. For those that enjoy walks, there are lovely walks available in the area with surrounding footpaths, going up as far as Breinton.

In more detail the property comprises:

Front door leads to:

Reception Hall

With wood effect flooring, radiator, access to roof space, boiler cupboard housing the Worcester wall mounted gas fired central heating boiler, serving domestic hot water and central heating, and with storage beneath.

Kitchen

3.22m x 2.85m (10' 7" x 9' 4")

Fitted with a range of modern units, comprising single drainer stainless steel sink unit, with drawer, cupboards, wine rack below, space and plumbing for washing machine, further working surfaces with cupboards and drawers below, built-in double oven, storage above and below, full range of eye level wall cupboards, space for fridge/freezer, servicing hatch into lounge/dining room, large radiator, half tiled walls, door giving access to outside with further double glazed window with outlook to front onto Hillary Drive.

Lounge

3.75m x 6.25m (12' 4" x 20' 6")

Having wall mounted coal effect gas fire, 2 large radiators, coving, wall light points, and double glazed window with outlook to the rear garden.

French double doors opening to:

Conservatory

3.10m x 1.80m (10' 2" x 5' 11")

A fully double glazed construction, and sliding double glazed patio doors opening onto rear patio and garden.

From the inner hallway access to:

Bedroom 1

3.64m x 3.37m (11' 11" x 11' 1")

Having fitted wardrobe unit with central dressing table type unit and storage above, hanging rail, radiator, power points, and double glazed window with outlook to front.

Bedroom 2

3.52m x 3.0m (11' 7" x 9' 10")

With radiator, and power points.

Bathroom

A white suite, comprising, panelled bath with folding screen over, and Mira electric shower, fully tiled surround, vanity wash hand basin with storage beneath and enclosed low flush WC to the side, panelled radiator, tiled walls, shave point and large window.

OUTSIDE

The property is approached from Hillary Drive, onto the driveway where there is parking for 2 or more vehicles, and from here there is access to the brick built garage. Access between the garage and the bungalow leads to the rear garden, which enjoys a westerly aspect and has been hard landscaped for ease of maintenance and there is a large decking area to one side.

which will enjoy an afternoon/evening sun setting. The garden area has been Astro turfed providing an ideal seating area with Pagola over, and there is a garden shed with additional timber summer house, and from here there is access down the side of property and back around to the front.

Detached Brick Built Garage

5.20m x 2.54m (17' 1" x 8' 4")

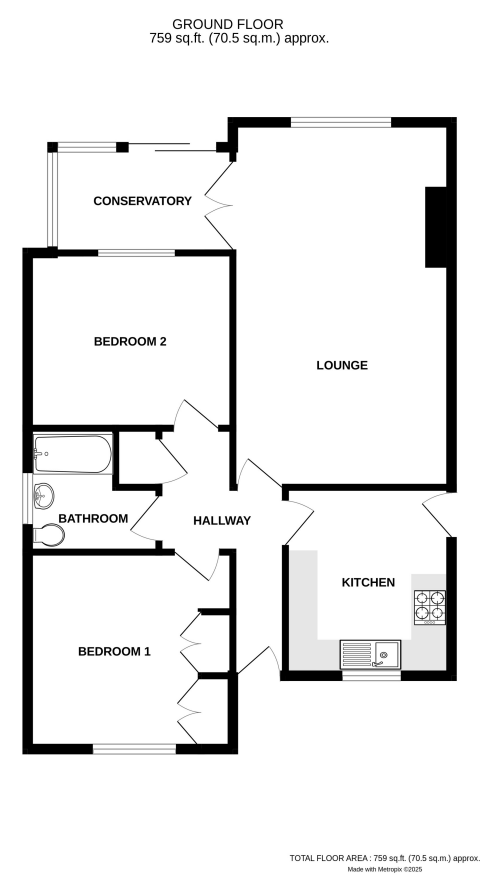
With power, light and personal door to rear.

Summer House

Which is ideal for storage or occasional home office, and with glazed double doors.

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- ☒ Kitchen 3.22m x 2.85m (10' 7" x 9' 4")
- Lounge 3.75m x 6.25m (12' 4" x 20' 6")
- Conservatory 3.10m x 1.80m (10' 2" x 5' 11")
- Bedroom 1. 3.64m x 3.37m (11' 11" x 11' 1")
- Bedroom 2. 3.52m x 3.0m (11' 7" x 9' 10")

And there's more...

- ☒ Popular residential area
- ☒ Two bed detached bungalow
- ☒ Close to local amenities