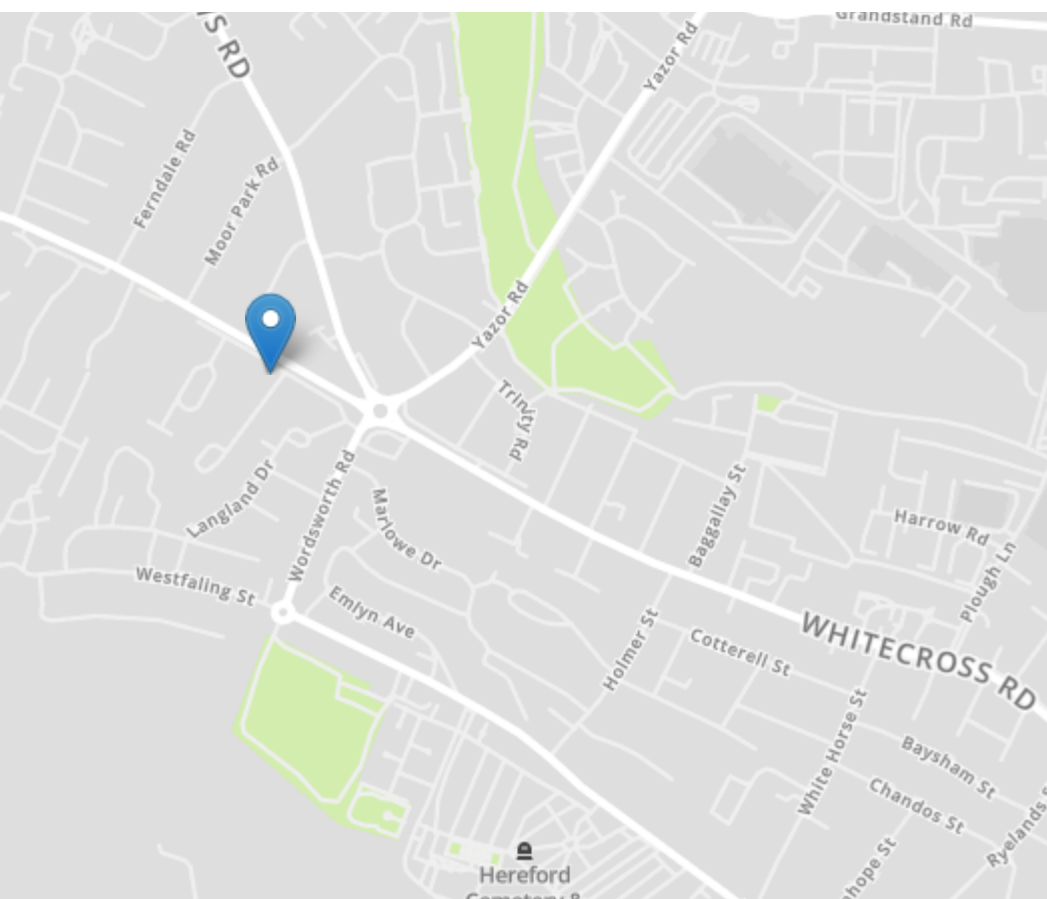




DIRECTIONS

From Hereford City, proceed west onto A438 Whitecross Road, at the roundabout take the 2nd exit onto A438 Kings Acre Road, the property can be found on the left hand side as indicated by the Agents For Sale board, next to the turning onto Fayre Oaks Green. For those who use 'What3words'///rivers.crew.brush



GENERAL INFORMATION

Tenure
Freehold

Services
All mains services are connected to the property

Outgoings
Council tax band 'E'

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		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			81

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.

31 Kings Acre Road
Hereford HR4 0QJ

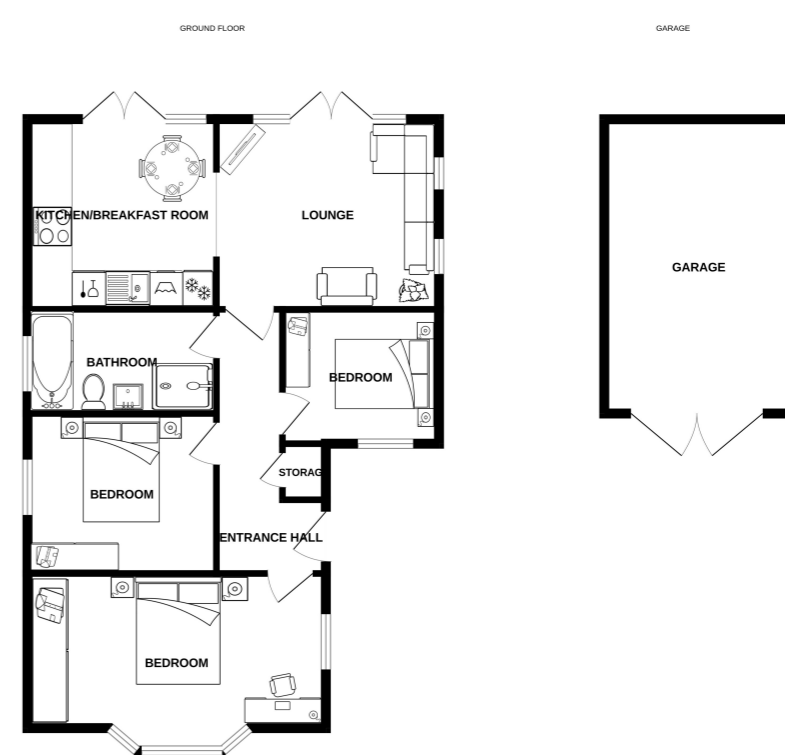
£400,000



• VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE & YOUTUBE CHANNEL • Garage & Off Road Parking • Sought After Location • Detached Bungalow • Three Bedrooms

Hereford 01432 343477

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A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Situated to the west of Hereford City centre, in the well established residential location of Kings Acre, and being set back on a slip road and a corner plot position, this three bedroom detached bungalow has had a recent upgraded throughout, and comprises; reception hall, 2 reception rooms, kitchen/breakfast, bathroom, huge loft space, gas central heating, double glazing, off road parking, garage and a private, established south facing rear garden. The property is located to the west of Hereford in the popular residential area of Kings Acre and close to the property there are a vast array of amenities including a choice of shops, butchers, schools, church, public house, post office, and there is a regular bus service to and from Hereford City, where there is a whole range of facilities, hospitals, and railway station.

In more detail the property comprises:

A step leads to the double glazed front door to the side elevation, which leads to:

Entrance Hall

Comprising, oak effect laminate flooring, ceiling light point, loft hatch access, radiator, and an oak door opening onto a storage cupboard with shelving and light.

Door to:

Master Bedroom

4.0m x 4.85m (13' 1" x 15' 11")

Comprising, recently laid carpet, ceiling light point, 2 radiators, double glazed windows to both the side and front elevations, power points, and TV point.

Bedroom 2

2.75m x 3.4m (9' 0" x 11' 2")

Comprising, recently laid carpet flooring, ceiling light point, double glazed window to the side elevation, radiator and power points.

Bedroom 3

2.75m x 3.33m (9' 0" x 10' 11")

Comprising, carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, power and telephone point.

Bathroom

3.27m x 1.8m (10' 9" x 5' 11")

A lovely room comprising, continued oak laminate flooring from the hall, spot lights and extractor above, tall black towel radiator, double glazed obscured glass window to the side elevation, fully tiled corner shower cubicle with glass sliding door and black fittings including 2 shower heads, a vanity wash hand basin with black mixer tap, splash tiling, wall mounted LED mirror, low level WC, large bath with back mixer tap and tiled surround, and storage shelf.

Lounge

4.3m x 3.65m (14' 1" x 12' 0")

Comprising, oak single glazed door, continued oak effect laminate flooring, spot lights, radiator, telephone point, TV point, soft close cupboard housing the electrical consumer unit, dual aspect double glazed windows to the side elevation, double glazed window panels to the rear elevation, and double glazed french doors leading out onto a recently laid Indian sandstone south facing patio.

Opening through to:

Kitchen/Breakfast Room

3.33m x 3.9m (10' 11" x 12' 10")

Comprising, the same oak effect laminate flooring continued, spot light, double glazed window panel to the rear elevation, double glazed french doors opening out onto the rear, tall tower radiator, fitted kitchen with soft close and drawers, working surfaces over base units, recent installation of integrated appliances as follows; a Becko single electric oven with 4 ring electric induction hob over, cooker hood, Candy washing machine, and full size Becko dishwasher; a one bowl sink with mixer tap over, open cabinet spaces above the sink, spot lights and, further fitted wall units.

OUTSIDE

Approached over a dropped curb to the front elevation, with a predominantly gravel and stone driveway, providing parking for three+ vehicles. From here low wooden fencing and a gate leads through to a courtyard, giving access to an area of shrubbery, trees and flowers; with this area being low maintenance with

Indian sandstone, a gravel pathway and a step up to the front elevation. The rear garden is a very good size and has timber fencing maintaining the boundaries, with an Indian sandstone patio directly off the property, additional recently erected timber framed pergola, and ample seating area. Further to this, there is a good size lawned area, as well as dispersed plants and shrubs. There are gates from a dropped curb to a concrete pad parking area, leading to a timber constructed garage. To the side of the garage is a further outbuilding/shed ideal for storage, and this property has had upgraded fascias and soffits, and guttering; there is also the benefit of outdoor lighting and power.

Garage

5.0m x 3.0m (16' 5" x 9' 10")

The garage is of timber construction with power and light, currently being used as a workshop.



At a glance...

- Master Bedroom 4.0m x 4.85m (13' 1" x 15' 11")
- Bedroom 2. 2.75m x 3.4m (9' 0" x 11' 2")
- Bedroom 3. 2.75m x 3.33m (9' 0" x 10' 11")
- Bathroom 3.27m x 1.8m (10' 9" x 5' 11")
- Lounge 4.3m x 3.65m (14' 1" x 12' 0")
- Kitchen/Breakfast Room 3.33m x 3.9m (10' 11" x 12' 10")
- Garage 5.0m x 3.0m (16' 5" x 9' 10")

And there's more...

- Close to local amenities
- Popular residential area
- Low maintenance plot

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.