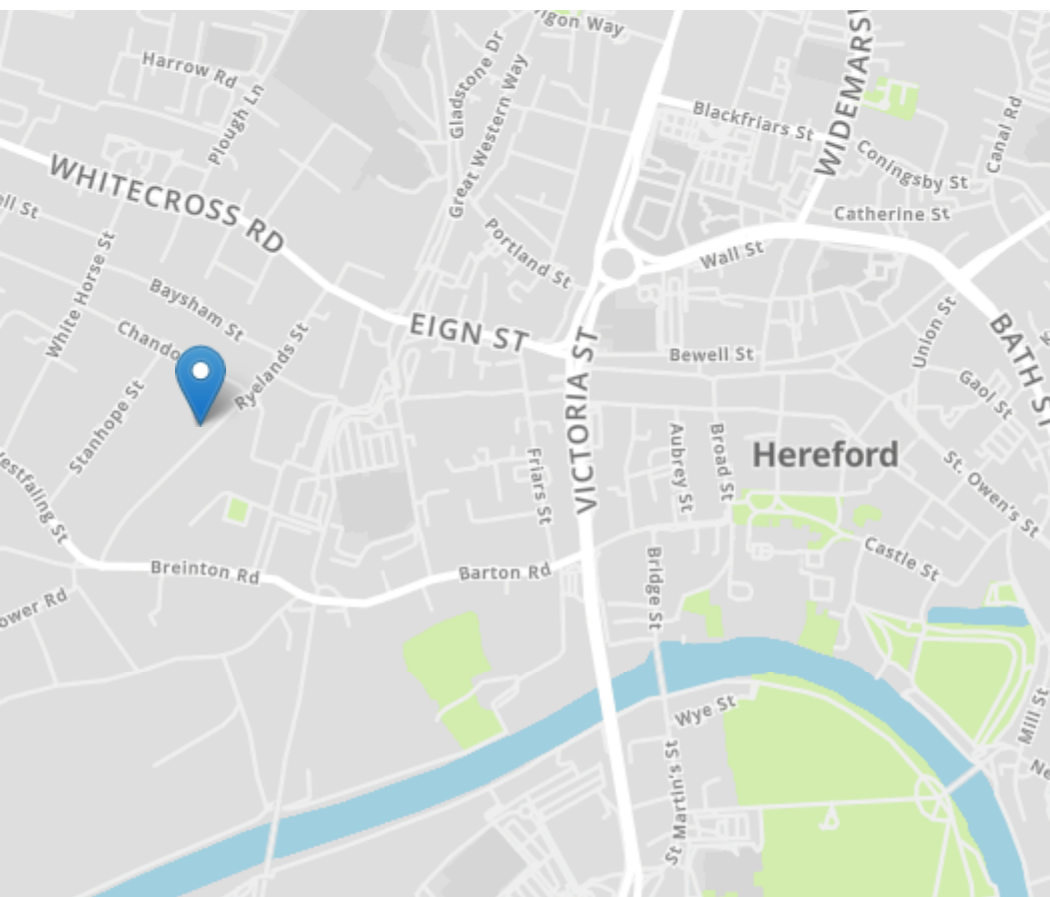




DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, turn left onto Ryelands Street and the property can be found on left hand side as indicated by the Agents For Sale board. For those who use "What3words" ///garage.shaped.bend



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'C'

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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	72	80
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.

52 Ryelands Street
Hereford HR4 0LB

£280,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • No onward chain • Well presented 3 double bedroom

Hereford 01432 343477

Ledbury 01531 631177

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

OVERVIEW

A well presented, three double bedroom Victorian terraced property comprising; living room, dining room, kitchen, cellar, 3 bedrooms on two floors, bathroom, and garden.

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services. This property has NO ONWARD CHAIN

In more detail the property comprises:

Entrance at the front aspect leads to:

Porch

1.5m x 1m (4' 11" x 3' 3")
Having further quarry tiles, coat rack, single glazed window to the side elevation, and timber framed double glazed obscured glass front door. Single glazed internal door leading to:

Reception Room

3.55m x 3.665m (11' 8" x 12' 0")
A room with character features and comprises; laminate flooring, ceiling light point, double glazed window with internal shutters to the front elevation, exposed feature brick chimney breast with fitted shelving, log burning stove, oak mantel over, slated hearth, and radiator. Oak door leads to:

Inner Hall

With continued laminate flooring, decorative panelling, and ceiling light point. Oak door leads to:

Central Reception/Dining Room

3.55m x 3.882m (11' 8" x 12' 9")
With continued laminate flooring, ceiling light point, chimney breast with a fitted fire, radiator, power points, oak door to cellar and double glazed large door leading out to the rear garden. Opening through to:

Kitchen

2.08m x 4.15m (6' 10" x 13' 7")
With spot lights, Keylite opening skylight, double glazed window to the rear elevation, splash tiling over oak working surfaces which are over soft close fitted base units, drawers and matching wall units, integrated Hoover electric oven, electric Lamona 4 ring hob over, cooker hood over, space for fridge/freezer, Lamona single bowl stainless steel sink with drainer and chrome mixer tap over, and Beko full size dishwasher. From the dining area an oak door leads to:

Cellar Area

Carpeted stairs leads down to this carpeted area, comprising; spot lights, radiator ample power points, fitted storage to include shelving and cupboards, and a Velux giving light.

AGENTS NOTE:
This area is NOT to building regulations.
The overall measurements are:
3.45m x 3.6m (11' 4" x 11' 10")

From the inner hall on the ground floor, a stairs with carpeted runner leads to:

FIRST FLOOR

Landing

With fitted carpet, ceiling light point, radiator, and recently decorated panels. Oak door leads to:

Bathroom

3.5m x 3.1m (11' 6" x 10' 2")
With ceiling light point, wall light point with shaver point, wall mounted extractor fan point, double part obscured glazed window to the rear elevation with internal shutters, lino flooring, good size bath with chrome mixer tap over and shower attachment, splash tiling, double shower cubicle with mains shower unit with two shower attachments, fitted storage housing the Worcester central heating boiler recently serviced approximately July 2025, soft close vanity wash hand basin with chrome mixer tap over, wall mounted mirror, shaver point, wall light point, and chrome towel rail radiator,

Bedroom 1

3.65m x 3.25m (12' 0" x 10' 8")
With laminate flooring, ceiling light point, double glazed window to the front elevation with internal shutters, radiator, and fitted storage either side of chimney breast with feature fireplace and fitted wardrobes space either side.

From the landing area stairs leads to:

SECOND FLOOR

Landing

With ceiling light point, fitted carpet, loft hatch above, and power points. Oak door leads to:

Bedroom 2

3.68m x 3.55m (12' 1" x 11' 8") maximum into eaves.
This room has a pitched roof, and is very well decorated, having laminate flooring, ceiling light point, double glazed window to the front elevation with internal shutters, radiator, and power points.

Bedroom 3

3.1m x 3.525m (10' 2" x 11' 7") maximum into eaves.
A recently decorated room comprising double glazed window to the rear elevation, radiator, carpet flooring, ceiling light point, and power points.



OUTSIDE

A gated entrance from the pavement, with a brick wall boundary at the front elevation leads to the front door via a quarry tiled path. The front garden aspect has a slated bed around the cellar Velux window. From the central reception room the long rear garden is accessed via the large double glazed doors onto a small decked area, with outdoor lighting, tap and power, which in turn steps down onto a large concrete pad and from here a good size entertaining space. Beyond here there is an archway with a lawned area with ornamental flower, shrubbery and tree borders, an outbuilding, and from here there is a wooden gate which leads down to a further decked area which is the at the very rear of the garden which is predominantly stone and there is a greenhouse and fencing surrounding the boundary. This property has a gated shared access to both sides across the rear of the terraced properties for access to neighbouring dwellings.

Garden Outbuilding

4.8m x 2.8m (15' 9" x 9' 2")
With decking surrounding the exterior of this good size building ideal for work from home, double glazed french doors to the front elevation, ample power points including usb, 7 ceiling light points, ideally positioned electrical consumer unit/fuse box, LVT flooring and a double glazed window to the side elevation.



At a glance...

✓ Reception Room 3.55m x 3.665m (11' 8" x 12' 0")

Central Reception/Dining Room 3.55m x 3.882m (11' 8" x 12' 9")

Kitchen 2.08m x 4.15m (6' 10" x 13' 7")

Cellar 3.45m x 3.6m (11' 4" x 11' 10")

Bathroom 3.5m x 3.1m (11' 6" x 10' 2")

Bedroom 1. 3.65m x 3.25m (12' 0" x 10' 8")

Bedroom 2. 3.68m x 3.55m (12' 1" x 11' 8")

Bedroom 3. 3.1m x 3.525m (10' 2" x 11' 7")

✓ Garden Outbuilding 4.8m x 2.8m (15' 9" x 9' 2")

And there's more...

- ✓ Popular residential area
- ✓ Close to local amenities