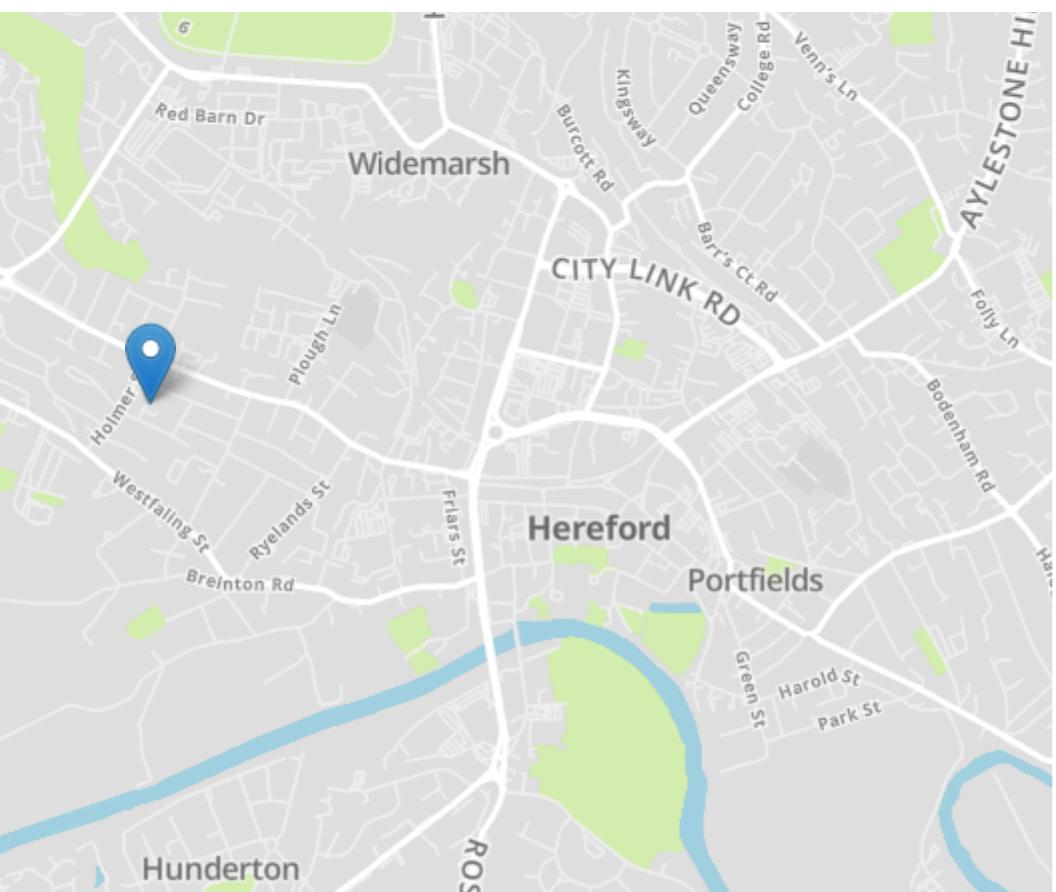




## DIRECTIONS

From Hereford City, proceed west onto Barton Road, continue onto Breinton Road, continue slightly right onto Westfaling Street, turn right onto Holmer street, turn right onto Cotterell Street, turn right onto Windsor Street, and the property will be located on the left hand side as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: //placed.sulk.deputy



## 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](http://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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

MISREPRESENTATION ACT 1976 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not 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 or 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.

15 Windsor Street  
Hereford HR4 0HW

**£350,000**



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Detached 3 bedroom bungalow • Loft room • Off-road Parking

**Hereford 01432 343477**

**Ledbury 01531 631177**



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

#### OVERVIEW

This detached three-bedroom bungalow is being offered for sale with NO ONWARD CHAIN and benefits from, a lounge, kitchen/diner, shower room, separate W/C, conservatory, loft room, three bedrooms, off-road parking for -two vehicles, as well as a rear garden. This property is set away from the bustle of busy traffic on a quiet street, but is only a short walk from a selection of amenities to include supermarkets; gyms; butchers; schools; Whitcross tennis, squash and paddle courts are nearby and the main City itself is walkable or there are bus routes for those who do not wish to drive.

#### INSIDE

##### ENTRANCE HALL

The entrance hall comprises of: parquet flooring; a central heating radiator; spotlights above; space for shoe storage and coat rack; the electrical consumer unit (meeting modern regulations), and power sockets.

##### LOUNGE

3.45m x 3.02m (11' 4" x 9' 11")  
The lounge comprises of: carpet flooring; a ceiling light point; three wall light points; an oak mantelpiece over a capped off fire; slate hearth; a central heating radiator; a television point; power points; a double glazed window to the front elevation; and, dimmer switches for the ceiling and wall light points.

##### KITCHEN/DINER

DINING AREA - 3.45m x 3.3m (11' 4" x 10' 10") - MAXIMUM MEASUREMENT  
The dining area comprises of: oak engineered hardwood flooring; spotlights; a chimney breast; a television point; a telephone point; power points; a central heating radiator; a double glazed window to the front elevation, and dimmer switches for the spotlights.

##### KITCHEN - 3.12m x 2.3m (10' 3" x 7' 7") - MAXIMUM MEASUREMENT

The kitchen comprises of: oak engineered hardwood flooring; a double glazed window to the side elevation; a double glazed door to the side elevation; oak work surfaces over fitted base units; with soft close doors and drawers; fitted wall units with soft close doors and drawers; space for a fridge-freezer; an electric BOSCH oven; LED feature lighting; a BOSCH flame-select four ring hob, with a cooker hood over; and, a stainless steel sink and drainer with one and bowl, as well as a chrome mixer tap over.

##### SHOWER ROOM

2.366m x 1.763m (7' 9" x 5' 9")  
The shower room comprises of: lino flooring; spotlights; a ceiling extractor fan; a wall light point; a shaver point; an electric chrome towel radiator; a wash hand basin with vanity space beneath and chrome mixer tap over; splash tiling; a large shower cubicle with a glass swivel screen, and a mains shower unit over; a double glazed window with obscure glass to the side elevation, and access to the airing cupboard which house the newly fitted BOSCH combination boiler.

##### W/C

2.375m x 0.9m (7' 10" x 2' 11")  
The W/C comprises of: lino flooring; spotlights; a ceiling extractor fan; a low level W/C; a wash hand basin with a chrome mixer tap over, and vanity space beneath; a central heating radiator; a double glazed window to the rear elevation with obscure glass, and there is oak shelving.

##### CONSERVATORY

2.6m x 3.85m (8' 6" x 12' 8")  
The conservatory comprises of: timber construction; single glazing; lino flooring; space and plumbing for a washing machine, and single glazed doors to the side elevations, on either side of the room.

##### BEDROOM ONE

3.45m x 3.325m (11' 4" x 10' 11")  
Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; power points; a television point, and a dimmer switch to the ceiling light point.

##### BEDROOM TWO

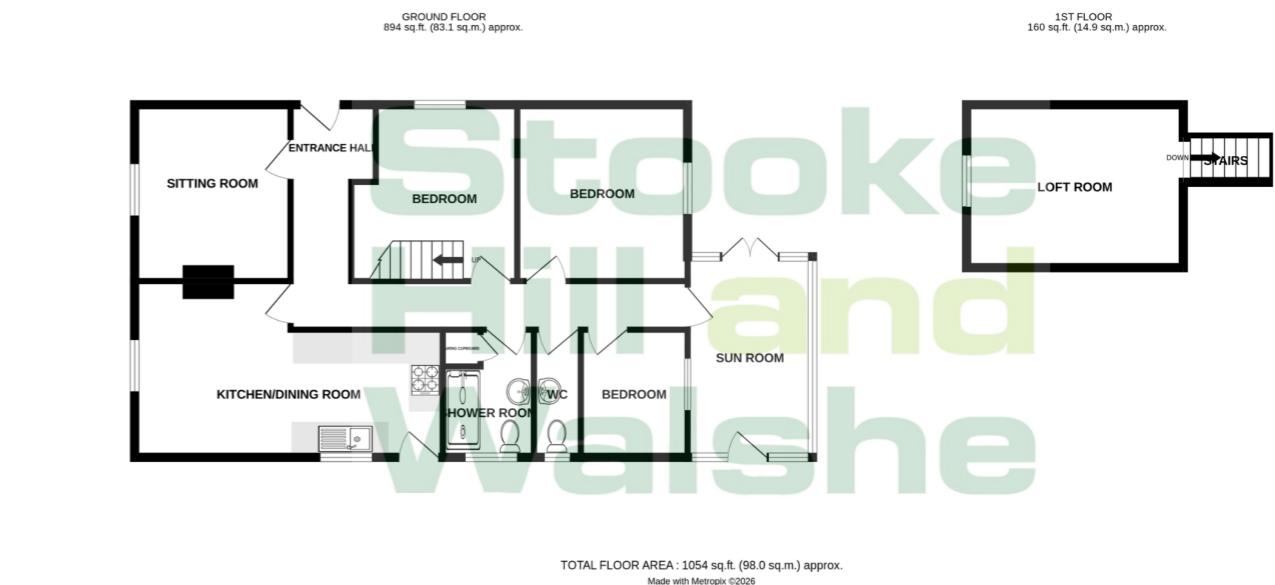
3.45m x 3.245m (11' 4" x 10' 8") - MAXIMUM MEASUREMENT  
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; power points; a dimmer switch to a ceiling light; a television point; under stairs storage, and an opening to a staircase leading to the loft room.

##### BEDROOM THREE

2.4m x 2.085m (7' 10" x 6' 10")  
Bedroom three comprises of: carpet flooring; a ceiling light point; a central heating radiator; power points, and an internal single glazed window to the conservatory.

##### LOFT ROOM

4.05m x 3.16m (13' 3" x 10' 4")  
The loft room comprises of: access via a staircase, then through a sliding door; a double glazed window to the front elevation; a ceiling light point; power points; carpet flooring, and eave access.



#### OUTSIDE

##### FRONT APPROACH

The front approach comprises of: gated access leading to a concrete pathway; a double glazed door to the side elevation; a dropped curb allowing access onto a laid stone driveway, providing parking for two+ vehicles; a hedge to the front boundary; a magnolia tree; some shrubbery; outdoor power; an outdoor tap, and gated side accesses leading to the rear garden.

##### REAR GARDEN

The rear garden comprises of: gated side accesses leading to the front approach; south-east facing lawn; a patio seating area; outdoor power; flower beds surround the large lawn, and fencing and mature shrubbery surrounding the boundaries.



#### At a glance...

- LOUNGE - 3.45m x 3.02m (11' 4" x 9' 11")
- DINING AREA - 3.45m x 3.3m (11' 4" x 10' 10") - MAXIMUM MEASUREMENT
- KITCHEN - 3.12m x 2.3m (10' 3" x 7' 7") - MAXIMUM MEASUREMENT
- SHOWER ROOM - 2.366m x 1.763m (7' 9" x 5' 9")
- W/C - 2.375m x 0.9m (7' 10" x 2' 11")
- CONSERVATORY - 2.6m x 3.85m (8' 6" x 12' 8")
- BEDROOM ONE - 3.45m x 3.325m (11' 4" x 10' 11")
- BEDROOM TWO - 3.45m x 3.245m (11' 4" x 10' 8") - MAXIMUM MEASUREMENT
- BEDROOM THREE - 2.4m x 2.085m (7' 10" x 6' 10")
- LOFT ROOM - 4.05m x 3.16m (13' 3" x 10' 4")

#### And there's more...

- School catchment area
- Close to local amenities
- Popular residential area