

20 Tennyson Close
Hereford HR4 0JW

£260,000



DIRECTIONS

Proceed west on Barton Road for approx. 0.3miles; continue onto Breinton Road for approx. 0.2miles; bear right onto Westfaling Street and continue for approx. 0.4miles; turn right Holmer Street and continue for approx. 290 ft; turn left onto Shakespeare Road and continue for approx. 0.1miles; turn left onto Tennyson Close, and after approx. 280 ft the property will be located on the right hand side.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'.

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	77
	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.



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Three bedroom end terrace property • Well maintained and immaculately presented.

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

OVERVIEW

This beautifully presented three bedroom end terraced property is in heart of Whitecross and benefits from an extended entrance porch, lounge, kitchen/diner, summer room, three bedrooms, a bathroom, rear garden, and some stunning elevated far-reaching views. 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; Whitecross tennis, squash and paddle courts are nearby and the main City itself is walkable or there are bus routes for those who do not drive.

GROUND FLOOR

ENTRANCE PORCH

2.56m x 1.75m (8' 5" x 5' 9")
The entrance porch comprises of: entry via the composite front door to the side elevation; a double glazed to the front elevation, with far reaching views across Hereford City; a central heating radiator; tiled flooring; a ceiling light point; a telephone point, and an archway opening through to the entrance hall.

ENTRANCE HALL

The entrance hall comprises of: laminate flooring; a ceiling light point; an under stairs open storage area; decorative paneling; a thermostat control on the wall; a central heating radiator; access to the kitchen/diner and lounge, and a staircase with fitted carpet leading to the first floor landing.

LOUNGE

4.275m x 3.4m (14' 0" x 11' 2") - MAXIMUM MEASUREMENT
The lounge comprises of: laminate flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation with far reaching views; a chest height log

burning stove within a chimney breast; a television point; a telephone point; a wealth of power sockets, and dimmer switch to the light.

KITCHEN/DINER

2.75m x 5.8m (9' 0" x 19' 0")
The kitchen/diner comprises of: entry via a double glazed door from the entrance hall; tiled flooring; two ceiling light points; gloss effect fitted wall and base units, with soft close doors and drawers; LED feature lighting; power sockets with USB; a chest height Bosch electric double oven; space and plumbing for a washing machine; a Franke sink and drainer with one bowl and a chrome mixer feature tap over; a wall-mounted Worcester central heating combi boiler with service plan; tile surround over the work surfaces; a Neff five ring gas hob, with a cooker hood over; an overhang work surface providing ample space for bar stools; double glazed patio sliding doors into the summer room; space for a large fridge freezer; further gloss effect cabinets, and a double glazed window to the rear elevation.

SUMMER ROOM

3.5m x 3.25m (11' 6" x 10' 8")
The summer room comprises of: tiled flooring; two wall light points; construction of park brick and part uPVC; a fully insulated roof; two velux skylight windows; double glazed windows to the side and rear elevations; double glazed french doors to the rear garden; two central heating radiators, and power sockets.

FIRST FLOOR

FIRST FLOORING LANDING

The landing comprises of: carpet flooring; loft access; decorative paneling; a ceiling light point; a power sockets, and access to the three bedrooms and bathroom.

BEDROOM ONE

3.45m x 3.45m (11' 4" x 11' 4") - MAXIMUM

MEASUREMENT

Bedroom one comprises of: laminate flooring; a ceiling light point; a double glazed window to the front elevation with far reaching views; a central heating radiator, and, a wealth of fitted wardrobe space, with mirrored sliding doors, power, hanging rails, and shelving.

BEDROOM TWO

3.45m x 2.6m (11' 4" x 8' 6") - MAXIMUM MEASUREMENT
Bedroom two comprises of: decorative paneling; a central heating radiator; a double glazed window to the rear elevation; laminate flooring; a television point; a ceiling light point, and, fitted wardrobes with mirrored sliding doors, hanging rails, and shelving.

BEDROOM THREE

2.5m x 2.6m (8' 2" x 8' 6") - MAXIMUM MEASUREMENT
Bedroom three comprises of: laminate flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation; fitted storage including exposed shelving, and fitted wardrobe space over the stair bulkhead.

BATHROOM

The bathroom comprises of: lino flooring; two ceiling light points; tiled walls; paneling surrounding the shower cubicle; a large shower cubicle with a glass swivel screen and multiple shower attachments - Mira power shower; an extractor fan; a shaver point; a large fitted vanity storage space; a low level WC; a tower radiator; a wash hand basin with chrome mixer tap over, and a double glazed window with obscure glass to rear elevation.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a dropped curb allowing access onto a brick-paved driveway; steps leading to the elevated approach of the property; a gated access through a brick archway to the rear garden; a pathway with patio slabs

and brick paving leading to the extended porch, and a composite door to the side elevation giving access into the property.

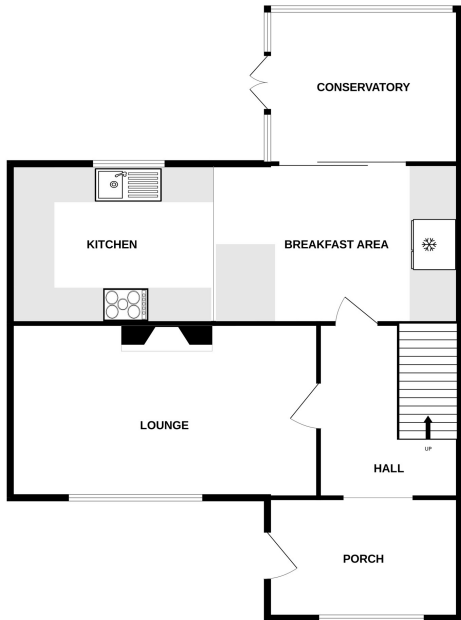
REAR GARDEN

The rear garden comprises of: entry via the french doors from the summer room; a south-facing patio and brick paved area; outdoor power; outdoor lighting; an outdoor tap; a timber-constructed lean-to side passage giving access to the front of the property, also providing storage; a large brick wall, and fencing to the boundaries.

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.

GROUND FLOOR



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1ST FLOOR



At a glance...

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- KITCHEN/DINER: 2.75m x 5.8m (9' 0" x 19' 0")
- SUMMER ROOM: 3.5m x 3.25m (11' 6" x 10' 8")
- BEDROOM ONE: 3.45m x 3.45m (11' 4" x 11' 4") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 3.45m x 2.6m (11' 4" x 8' 6") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 2.5m x 2.6m (8' 2" x 8' 6")

And there's more...

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