



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

24 Woodfield Close
Kingstone Hereford HR2 9FB

£250,000



DIRECTIONS

From Hereford City proceed south onto A49, using the two right hand lanes proceed towards A465 towards Belmont Road, after approximately 2.5 miles turn right onto B4349 towards Clehonger, staying on B4349 head towards Kingstone, after approximately 1.6 miles turn left on Dean Pool, after 0.4 mile turn right onto Woodfield Close and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///Rejoined.lunch.husband



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

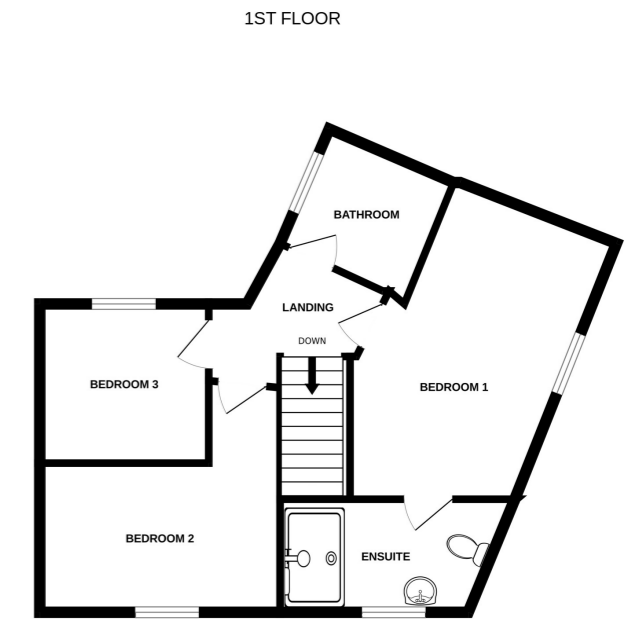
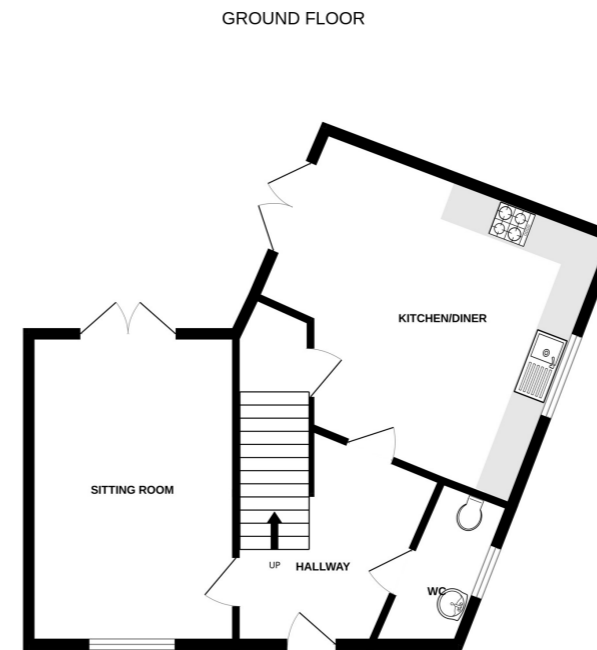
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• No onward chain • Gas central heating & double glazing • Master bedroom with en-suite • Downstairs cloakroom

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

Woodfield Close is within walking distance of the village centre and this well presented double glazed, 3 bedroom, mid terrace property with gas central heating offers accommodation as follows: downstairs cloakroom, lounge, kitchen/dining room, Master bedroom with en-suite, 2 further bedrooms, family bathroom, garden front and rear and two allocated parking spaces.

This property has no onward chain.

The popular village of Kingstone offers an array of amenities to include post office, GP surgery, public house, primary and secondary schools, and only a short distance away at Allensmore is one stop general stores and petrol station Locks Garage which is a local hub, Hereford City being only approximately 6 miles away, the famed book town of Hay On Wye is 15 miles away and the market town of Ross On Wye with its M50 junction being approximately 17 miles away for those wishing to commute.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

With double glazed obscured glass windows, lino flooring, ceiling light point, and radiator.

Downstairs WC

With continued lino flooring, spot lights, double glazed obscured glass window to the front elevation, radiator, low level WC, wash hand basin with mixer tap over and splash tiling, wall mounted fitted mirror, and extractor fan.

Lounge

4.9m x 3.25m (16' 1" x 10' 8")

With recently fitted Lino flooring, radiator, power points, TV point, telephone point, ceiling light point, double glazed window to the front, and double glazed patio sliding doors to the rear onto the garden.

Kitchen/Dining Room

4.9m x 4.228m (16' 1" x 13' 10")

Kitchen Area:

Having lino flooring, spot lights, roll top working surfaces, soft close base, drawer and wall fitted units, 1.5 stainless sink and drainer and mixer tap over, double glazed window to the front elevation, Ideal central heating boiler, electric cooker with 4 ring gas hob above and cooker hood over, space for fridge, space for freezer, space and plumbing for washing machine or dishwasher.

Dining area:

Lino flooring, ceiling light point, power points, TV point, telephone point, tower radiator, and double glazed patio sliding door to the rear garden elevation.

Understairs storage cupboard/pantry being of good size, with door and continued lino flooring.

Stairs with fitted carpet leads to:

FIRST FLOOR

Landing

Having double glazed window to the rear elevation, radiator, ceiling light point, and interlink smoke alarm system.

Door to:

Master Bedroom

4.6m x 3.6m (15' 1" x 11' 10")

With carpet flooring, radiator, ceiling light point, power points, TV point, loft access, and double glazed window to the front elevation. Opening through to:

En-Suite

Having laminate vinyl tiled floor, spot lights above with extractor fan, shaver point, double glazed window with obscured glass to the front elevation, radiator, corner shower cubicle with mains shower over, vanity wash hand basin with mixer tap, and a low level WC.

Bedroom 2

3.272m x 3.4m (10' 9" x 11' 2")

With ceiling light point, radiator, power points, and double glazed window to the front elevation. Door to:

Airing Cupboard

Housing the hot water cylinder.

Bedroom 3

2.5m x 2.3m (8' 2" x 7' 7")

With carpet flooring, radiator, and double glazed window to the rear elevation overlooking the rear garden.

Bathroom

Having double glazed obscured glass to rear elevation, radiator, bath with hot, cold tap and shower attachment over, tiled walls, low level WC, wash hand basin with mixer tap over, extractor fan, spot lights above, and wall mounted fitted mirror.

OUTSIDE

The property is a corner spot position within the mid terrace, with a gated entrance, brick walling boundary and the front garden being laid to lawn with a concrete slabbed path leading up to the front elevation door. At the rear there is access via the patio sliding doors from both the lounge and the kitchen/dining room, onto a patio seating area ideal for outdoor entertaining, and from here is predominantly lawn, with a storage shed on a concrete pad, plus a gate that leads to the parking area with two allocated parking spaces for this property, and the whole rear garden has a fenced boundary.



At a glance...

- Lounge 4.9m x 3.25m (16' 1" x 10' 8")
- Kitchen/Dining 4.9m x 4.228m (16' 1" x 13' 10")
- Master Bedroom 4.6m x 3.6m (15' 1" x 11' 10")
- Bedroom 2. 3.27m x 3.4m (10' 9" x 11' 2")
- Bedroom 3. 2.5m x 2.3m (8' 2" x 7' 7")

And there's more...

- Close to local amenities
- Popular village location

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.