



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'.

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

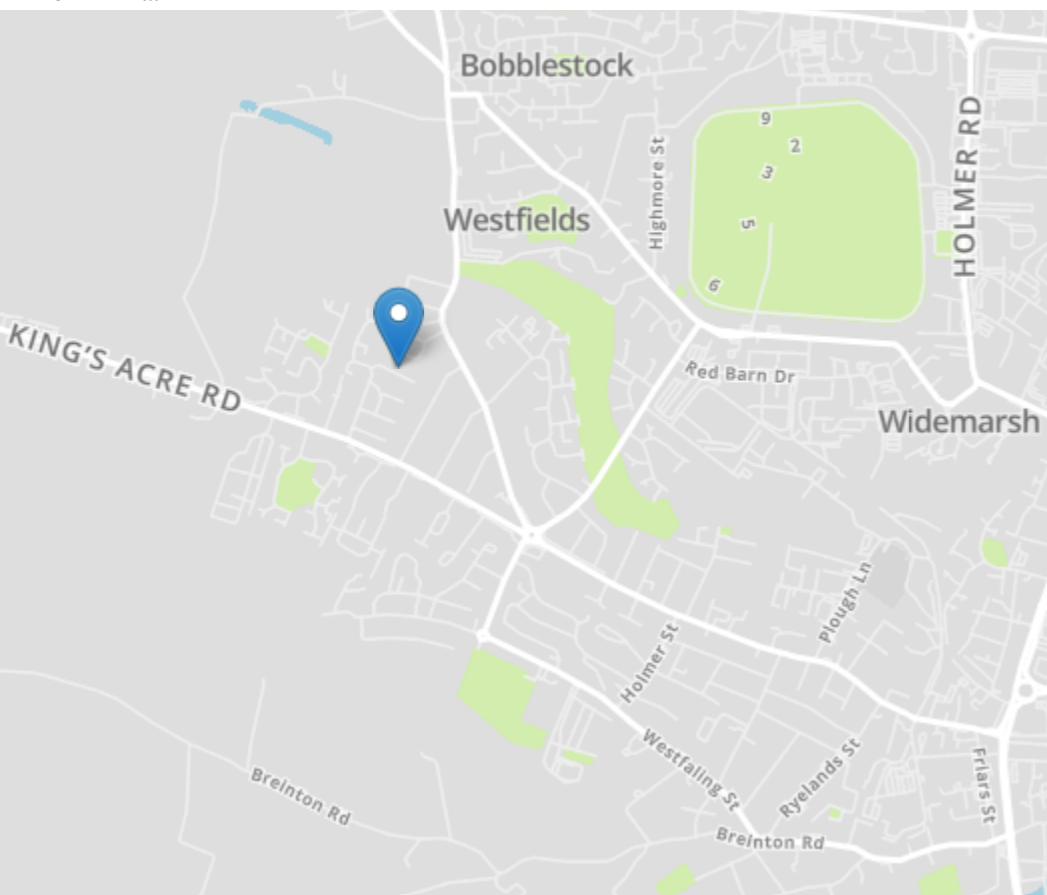
19 Tensing Close
Hereford HR4 0SA

£365,000



DIRECTIONS

From St Nicholas Street, continue on Barton Road, continue on Breinton Road, bare right on Westfaling Street for approx. 0.6 miles, at the roundabout, take the 3rd exit onto Wordsworth Road, at the next roundabout, take the 1st exit onto King Acre Road A438 for approx. 0.4 miles, turn right onto Hillary Drive, then turn onto Tensing Close, after approx. 420 ft the property will be on the left hand side, as indicated by the agents for sale board. For those who use what3words: ///asserts.knots.exit



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	59
(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.



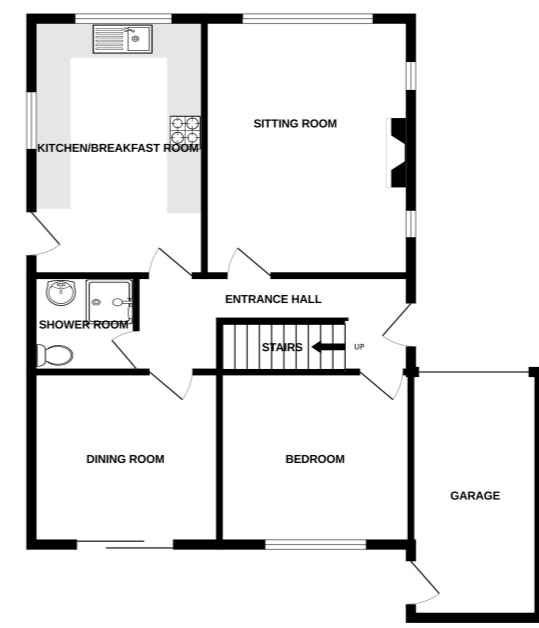
• Dormer style property • Downstairs shower room • 3 bedrooms

Hereford 01432 343477

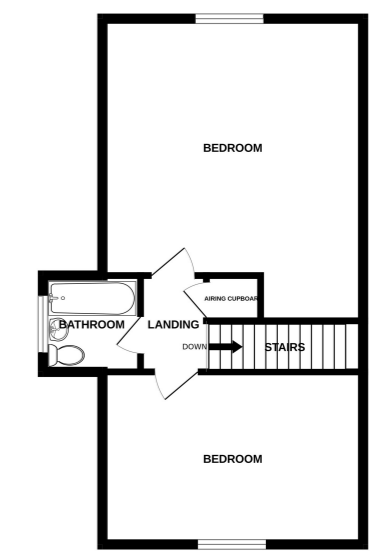
Ledbury 01531 631177



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.
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OVERVIEW

This detached dormer-style property offers ideal accommodation for young active buyers, or alternatively retirement, given that there are both ground and first floor bedrooms. The property benefits from full double glazing and gas fired central heating. Pleasantly located in the Kings Acre area of Hereford, approx. 1.5 miles west of Hereford City, close to a wide arrange of everyday amenities to include, shops, schools, churches, public houses, and an irregular bus service to and from Hereford City. For those that enjoy walks, there are lovely walks available in the area with surrounding footpaths, going up as far as Breinton.

In more detail, the property comprises as follows:

GROUND FLOOR

RECEPTION HALL

Access to the property via the double glazed front door into reception hall, which comprises of: a radiator; understairs storage; coving, and a door through to the living room.

LIVING ROOM

4.55m x 3.68m (14' 11" x 12' 1")
The living room comprises of: ornate brick effect fireplace, with fitted coal effect gas fire; a double panel radiator; power points; coving; dado rail; dimmer switch, and a double glazed window to the front elevation.

DINING ROOM

3.36m x 3.05m (11' 0" x 10' 0")
The dining room comprises of: a radiator; power points; dado rail; coving, and sliding double glazed patio doors, giving access to rear patio and garden.

KITCHEN

3.08m x 4.55m (10' 1" x 14' 11")
The kitchen comprises of: range of traditional pine units; a single drainer sink with work surfaces to both walls; drawers and cupboards; space and plumbing for a washing machine; built in double oven with storage above and below; 4-ring gas hob unit; range of eye level store cupboards, including glass-fronted display cabinets; ceramic tiled floor; tiled surround to work surfaces; power points; cooker point; a window to the front elevation; a radiator, and a door giving access to outside.

BEDROOM ONE

3.39m x 3.03m (11' 1" x 9' 11")
Bedroom one comprises of: a radiator; power points; picture rail, and a double glazed window to the rear elevation.

SHOWER ROOM

The shower room comprises of: a corner shower cubicle with tile surround; low flush WC; pedestal wash hand basin; wall mounted gas fired central heating boiler, and fully tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING

Stairs lead from the reception hall to the first floor landing, which contains a large airing cupboard, with a hot water cylinder and slatted shelving above.

BEDROOM TWO

4.53m x 4.68m (14' 10" x 15' 4")
Bedroom two comprises of: a radiator; power points; one double, and one triple wardrobe units, with hanging rails and shelving; further large fitted wardrobe with a hanging rail, and a window to the front elevation.

BEDROOM THREE

3m x 4.58m (9' 10" x 15' 0")
Bedroom three comprises of: a fitted pine wardrobe unit; a radiator; power points, and a double glazed window to the rear elevation.

BATHROOM

The bathroom comprises of: a panel bath with electric shower over, and a glazed screen to the side, as well as fully tiled surround; vanity wash hand basin; low flush WC; a radiator; a shaver point, and a large window.

OUTSIDE

FRONT OF THE PROPERTY

The front of the property comprises of: attractive front lawn garden; flowers and shrubbery borders;

ornamental stone walling; concrete driveway, providing parking for 3+ vehicles, access to the garage, and access down the side of the property to the rear via a gate and concrete path.

GARAGE

5.54m x 2.65m (18' 2" x 8' 8")
The garage comprises of: a single up and over door, power and lighting, and a personal door giving access to rear garden.

REAR OF THE PROPERTY

To the rear we have easily manageable rear garden, laid to lawn; patio leading directly off the property; potting shed/garden storage to one corner, the property is bounded by a mix of mature hedging and timber slatted fencing, and outside security lighting.



At a glance...



And there's more...

- Living Room: 4.55m x 3.68m (14' 11" x 12' 1")
- Dining Room: 3.36m x 3.05m (11' 0" x 10' 0")
- Kitchen: 3.08m x 4.55m (10' 1" x 14' 11")
- Bedroom One: 3.39m x 3.03m (11' 1" x 9' 11")
- Bedroom Two: 4.53m x 4.68m (14' 10" x 15' 4")
- Bedroom Three: 3m x 4.58m (9' 10" x 15' 0")
- Garage: 5.54m x 2.65m (18' 2" x 8' 8")

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.