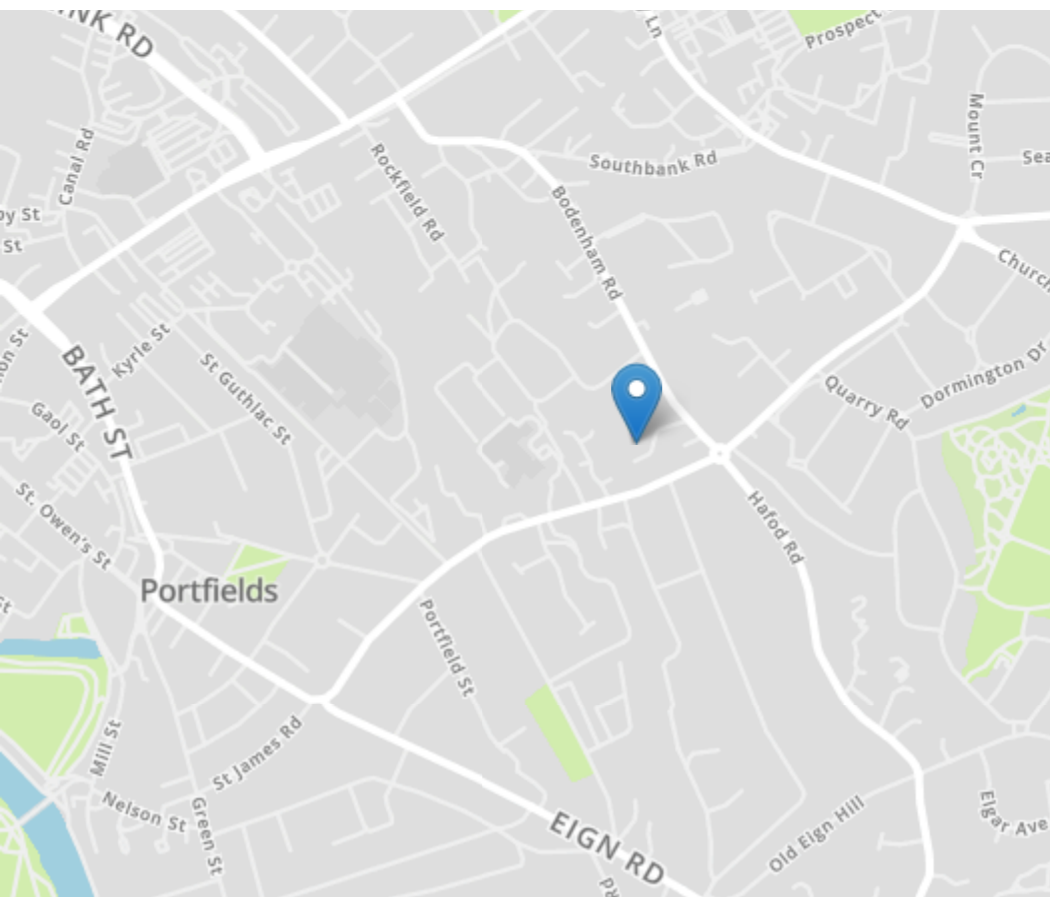




## DIRECTIONS

From Hereford City proceed east towards St Owen Street/A438, which continues onto Ledbury Road, and continue for approx. 0.6 miles; at the roundabout, take the 1st exit onto Bodenham Road, and continue for approx. 225 ft; then turn left onto Britten Close; after approx. 360 ft, you will arrive at the property, which will be indicated by the Stooke Hill and Walshe For Sale Board. For those who use 'what3words'///slam.acted.raced .



## 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+)	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		
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.

14 Britten Close  
Hereford HR1 2TT

£300,000



• 3 bed semi detached property • gas central heating • garage and off road parking

Hereford 01432 343477

Ledbury 01531 631177



## OVERVIEW

Situated at the bottom of the cul-de-sac with a southwesterly facing rear garden, this 3 bedroom semi detached property comprises; gas central heating, lounge, dining room, kitchen, 3 bedrooms, bathroom, garden, garage and off road parking. Conveniently located in a well established and highly sought-after residential area approximately 1.5 miles East of the City of Hereford. Local amenities include various shops, public houses, bus service, doctor's surgery, primary and secondary schools and the property is well placed for access to Hereford's further education colleges (Sixth Form, Art & Technical).

In more detail the property comprises:

Double glazed sliding door leads to:

### Small Porch

With tiled floor.  
Double glazed with obscured glass door, with side panels, leads to:

### Entrance Hall

With laminate flooring, ceiling light point, radiator, thermostat control and under stairs storage.

### Lounge

5.0m x 3.5m (16' 5" x 11' 6")  
With double glazed window to the front elevation, radiator, log burning stove within a fireplace with a slate hearth, ceiling light point, and power points.  
Opening through to:

### Dining Room

2.9m x 3.5m (9' 6" x 11' 6")  
With continued laminate flooring, ceiling light point, radiator, power points and double glazed sliding patio doors to the rear elevation and onto the garden.  
Door to:

### Kitchen

2.6m x 3.3m (8' 6" x 10' 10")  
With lino flooring, ceiling light point, double glazed window to the rear elevation, splash tiling over roll top working surfaces, fitted kitchen with base and wall units, power points, space electric and gas cooker, Hotpoint cooker hood over, 1.5 bowl sink and drainer, space and plumbing for washing machine, space for fridge freezer, and under stairs storage cupboard currently being used as a pantry.  
Single glazed obscured panel door at the side elevation to:

### Lean-To

3.8m x 1.5m (12' 6" x 4' 11")  
This area/alleyway connects the garage to the house, tiled floor, power, ceiling light point, metal door to the garage area, timer framed door to the outside, windows, sheeted roof and timber frame.

Carpeted stairs from the entrance hall lead to:

## FIRST FLOOR

### Landing

With ceiling light point, carpet flooring, double glazed window to the side elevation and loft access.

### Bedroom 1

5.0m x 3.0m (16' 5" x 9' 10")  
With carpet flooring, ceiling light point, double glazed window to the front, radiator, power points, and airing cupboard with shelving, radiator, Worcester Bosch combi boiler which is on a service plan and regularly serviced.

### Bedroom 2

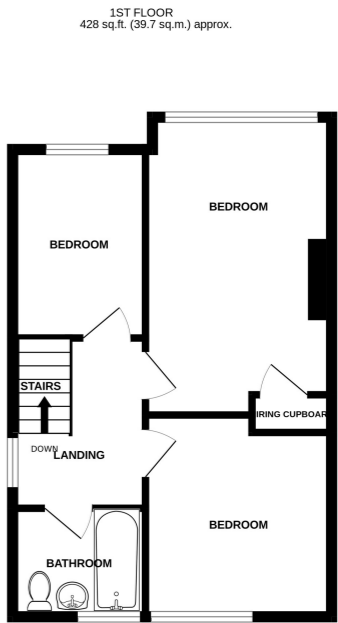
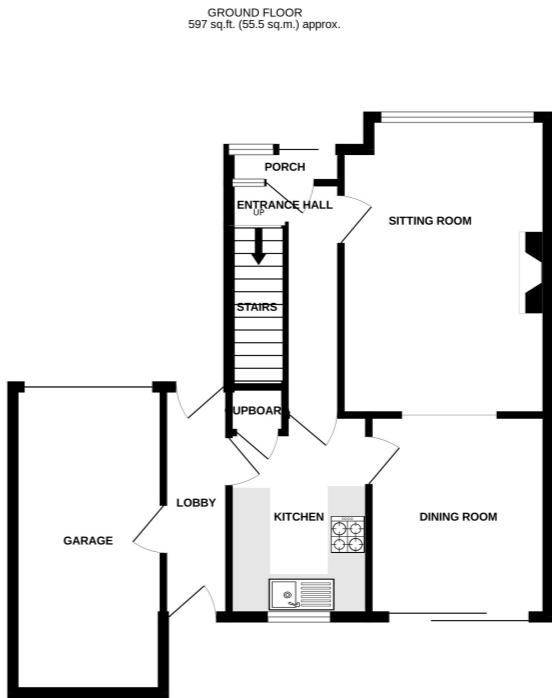
3.0m x 3.5m (9' 10" x 11' 6")  
With carpet flooring, ceiling light point, double glazed window to the rear elevation and power points.

### Bedroom 3

2.2m x 3.05m (7' 3" x 10' 0") Over a stair bulkhead.  
With ceiling light point, double glazed window to the front elevation, radiator, carpet flooring and power points.

### Bathroom

A recently refitted bathroom comprising tiled floor and fully tiled walls, large 'L' shaped bath with chrome central mixer tap over, glass shower screen with mains shower unit over bath, double glazed obscured glass window to the rear elevation, vanity wash hand basin with chrome mixer tap over, wall mounted vanity space, ceiling extractor fan, towel radiator, ceiling light point, and low level WC.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 sq.m.) approx.  
Made with Metropix ©2025

## OUTSIDE

The property is approached over a dropped curb onto a low maintenance concrete driveway at the front of the property and in tum leads up to the front door. From here there is a carport and an attached single garage and beyond here a small lawned area with shrubbery. The rear garden there is a patio seating area across the whole of the rear of the property, where the patio doors from the dining area open out to a slightly elevated tiled area, from here there are wooden sleepers which edge the lawn area, and theres a designated spot for a rotary clothes line. There is a good secure fencing which creates the boundary of this property and there is an outside tap.

### Attached Single Garage

5.7m x 2.6m (18' 8" x 8' 6")  
With up and over door at the front elevation, concrete pad, power and lighting.



## 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.

## At a glance...

- ✔ Lounge 5.0m x 3.5m (16' 5" x 11' 6")
- ✔ Dining Room 2.9m x 3.5m (9' 6" x 11' 6")
- ✔ Kitchen 2.6m x 3.3m (8' 6" x 10' 10")
- ✔ Lean-To 3.8m x 1.5m (12' 6" x 4' 11")
- ✔ Bedroom 1. 5.0m x 3.0m (16' 5" x 9' 10")
- ✔ Bedroom 2. 3.0m x 3.5m (9' 10" x 11' 6")
- ✔ Bedroom 3. 2.2m x 3.05m (7' 3" x 10' 0")
- ✔ Garage 5.7m x 2.6m (18' 8" x 8' 6")

## And there's more...

- ✔ Close to amenities
- ✔ Close to railway station and hospital
- ✔ Popular residential area