



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

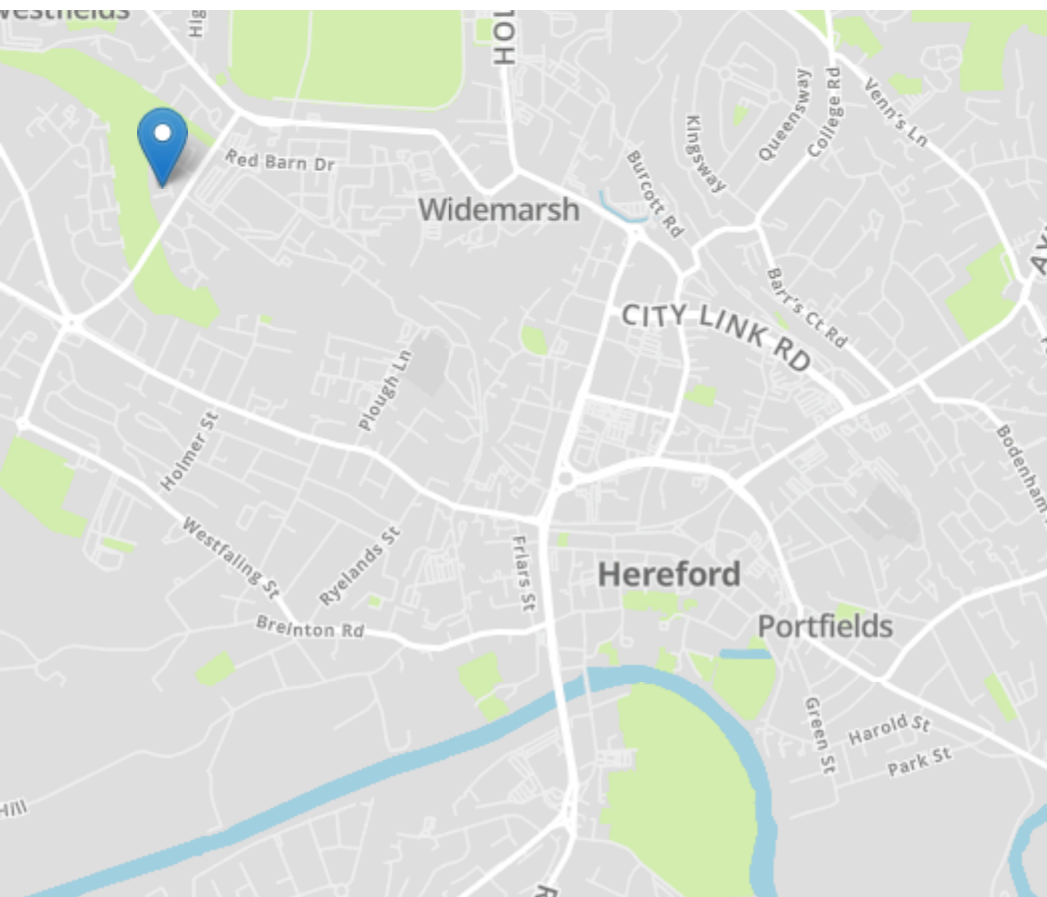
32 Derwent Drive
Hereford HR4 9PS

£270,000



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the fourth exit on Yazor Road, turn left onto Windermere Road, left onto Derwent Drive and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //takes.wishes.loser



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

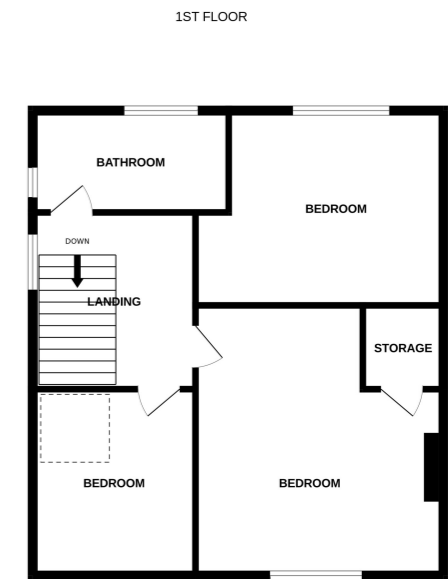
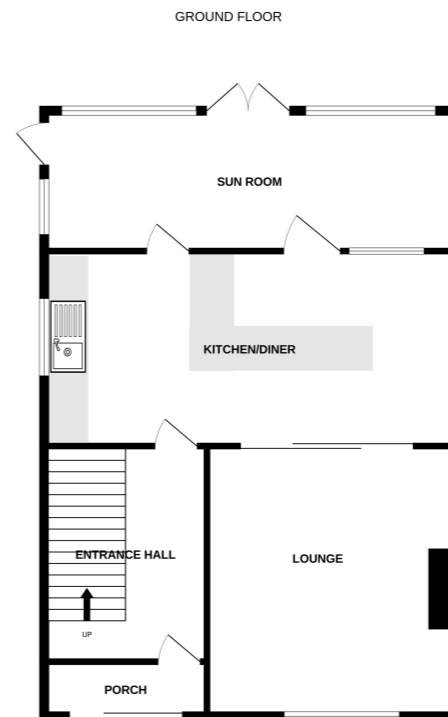
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



- Three bedroom semi detached house
- Garden and off road parking.
- Updated kitchen and bathroom

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2024

OVERVIEW

This three bedroom semi detached property comprises, gas central heating, recently refurbished kitchen/dining room, lounge, lean-to conservatory, three good size bedrooms, updated bathroom, gardens and off road parking.

Situated in a popular residential area west of Hereford City centre, and within the locality there are a range of amenities to include schools, shops, local butcher, public house, leisure centre, municipal golf course, out of town retail park and a good bus service to the City where there is trains station and hospital along with other amenities.

In more detail the property comprises:

Double glazed window and double glazed obscured glass sliding door to the front elevation leads to:

Entrance Porch

Having lino flooring.

Integral obscured glass door leads to:

Entrance Hall

Having laminate flooring, ceiling light point, radiator, and under stairs storage cupboard.

Door leads to:

Kitchen/Dining Area

5.187m x 3.24m (17' 0" x 10' 8")

With continued laminate flooring, spot lights, radiator, and having a recently fitted Wren kitchen, comprising soft close wall, base units, and drawers, chest height Neff electric fan assisted double oven, electric hob, space for fridge/freezer, Lamona single bowl sink, drainer, and mixer tap over, breakfast bar which will seat four, and double glazed window to the side elevation.

Sliding Door lead to:

Lounge

3.3m x 4.0m (10' 10" x 13' 1")

Having carpet flooring, ceiling light lint, coal affect gas fire with fire surround, Tv and telephone point, radiator, and double glazed window to the front elevation.

Two internal doors from the kitchen lead to:

Lean-to Summer Room/Conservatory

Of uPVC construction, space and plumbing for tumble dryer and washing machine, carpet flooring and part lino on the utility area, ceiling light point, single glazed doors opening onto the rear garden, and single glazed single panel door opening to side elevation.

From the reception hall carpeted stairs leads to:

FIRST FLOOR

Landing

Having loft access, large double glazed widow to the side elevation.

Bedroom 1

4.0m x 3.0m (13' 1" x 9' 10")

Having carpet flooring, radiator, large double glazed window to the front elevation with views, and built-in storage cupboard with shelving.

Bedroom 2

3.0m x 3.0m (9' 10" x 9' 10")

A good size double room, carpet flooring, ceiling light point, TV, telephone point, and double glazed window to the rear elevation over looking the rear garden.

Bedroom 3

2.84m x 2.0m (9' 4" x 6' 7")

A good size room with radiator, carpet flooring and double glazed window to the front elevation, ceiling light point with dimmer switch, and stair bulk head,

Bathroom

Having double glazed window to the side elevation with obscured glass, double glazed window to the rear elevation with obscured glass, recently refitted and modernised comprising vanity wash hand basin with mixer tap over, surround vanity space around the low level WC, 'L' shaped bath with mixer taps, mains shower unit over and glass swing shower screen, splash panelling lino flooring, spotlights above, and a chrome towel/radiator.

OUTSIDE

The property is approached from the front, where there is a concrete path leading to the front door and from here there are two open plan lawned areas, and a side lawn to the curb, and from here there is a wall that boundaries the rear garden with a concrete path and side access and a wooden gate. At the rear there is a patio entering area from the patio doors of the summer room all the way down to some timber gates and a concrete pad and a dropped curb suitable for parking purposes, and from here a lawn area, dispersed with trees and shrubbery, a gravelled area ideal low maintenance, greenhouse, shed and fencing surrounds the perimeter of the garden.



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...

- Kitchen/Dining Room 5.187m x 3.24m (17' 0" x 10' 8")
- Lounge 3.3m x 4.0m (10' 10" x 13' 1")
- Bedroom 1. 4.0m x 3.0m (13' 1" x 9' 10")
- Bedroom 2. 3.0m x 3.0m (9' 10" x 9' 10")
- Bedroom 3. 2.84m x 2.0m (9' 4" x 6' 7")

And there's more...

- Popular residential location
- Close to local amenities
- Gas central heating