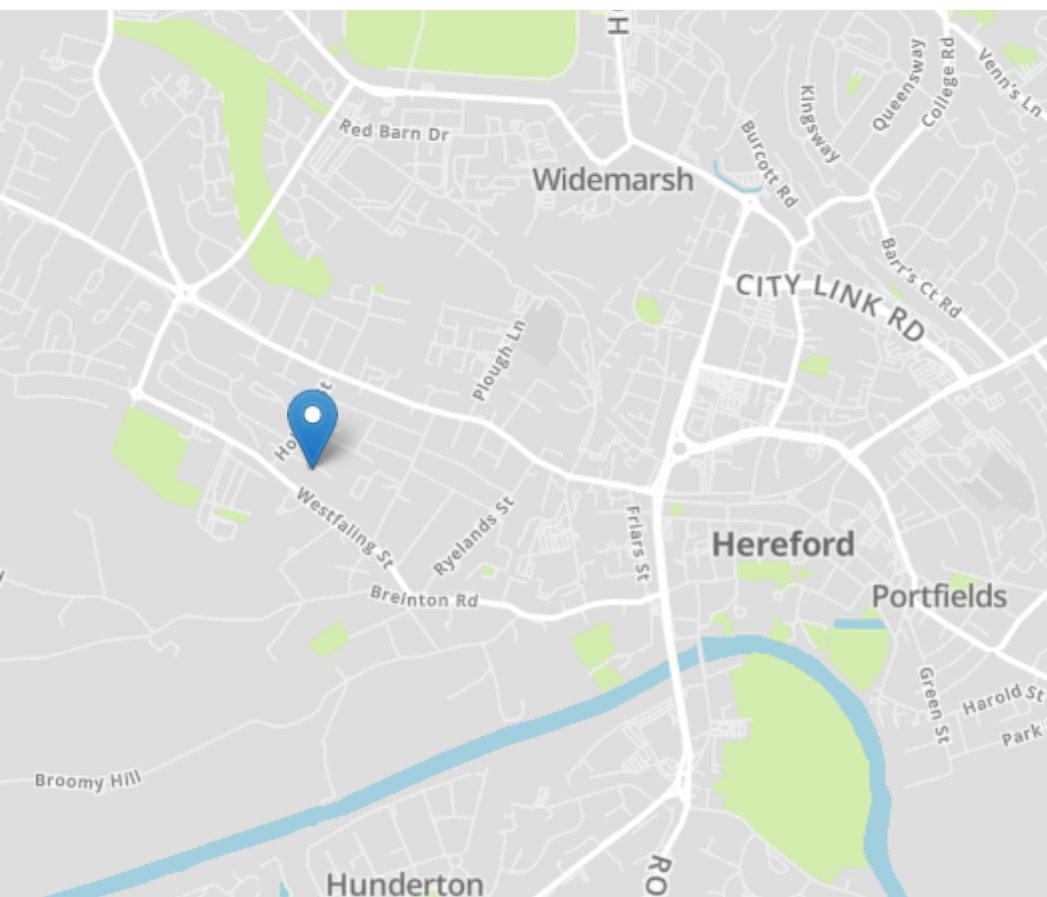




**DIRECTIONS**

From Hereford City proceed west onto Barton Road, which in turn goes onto Westfaling Street, turn right onto Holmer Street, right onto Thompson Place and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///design.stem.pool



**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

27 Thompson Place  
Hereford HR4 0JP

**£265,000**



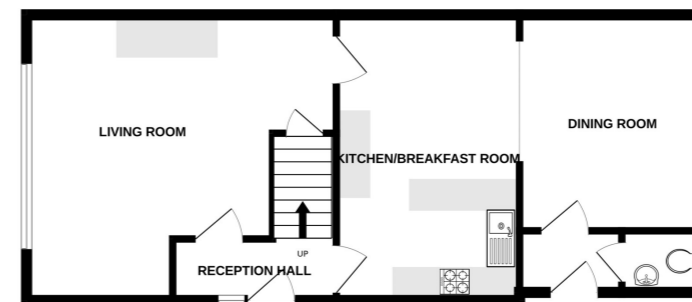
- Extended 3 bedroom semi detached property • Gas central heating & double glazing • Quiet cul de sac position • Garage & ample off road parking • Downstairs cloakroom • No Onward Chain

**Hereford 01432 343477**

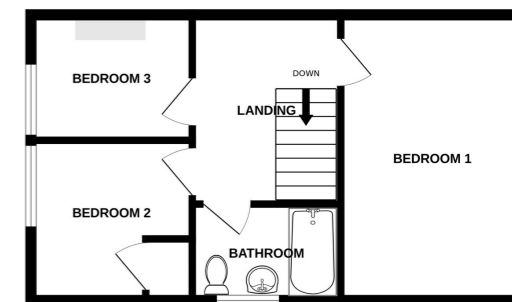
**Ledbury 01531 631177**



GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 sq.m.) approx.  
Made with Metropix ©2024

## OVERVIEW

Located in a popular residential area of Hereford a spacious 3 bedroom extended semi detached property, which benefits from 3 reception rooms, kitchen, garage and low maintenance gardens to both front and rear. This property has No Onward Chain.

Enjoying a good location on a quiet cul de sac set back from the main thoroughfare, this 3 bedroomed semi detached property is only a short stroll from a local shop and takeaway, and nearby there is a Tesco Express, petrol garage, supermarkets, public house, and schools.

In more detail the property comprises:

Double glazed obscured glass front door, with obscured glass side panel window, at the side elevation leads to:

### Entrance Hall

With carpet flooring, radiator, central heating thermostat, and ceiling light.

Door leads to:

### Lounge

3.6m x 5.0m (11' 10" x 16' 5")

A good size room comprising, carpet flooring, ceiling light point, coal effect gas fire, power points, radiator, under stairs storage cupboard housing the electrical consumer unit and the gas and electricity meters, and large double glazed window to the front elevation.

Door to:

### Kitchen/Breakfast Room

4.6m x 3.0m (15' 1" x 9' 10")

Having fitted kitchen with wall and base units, 1.5 bowl stainless steel sink with drainer, space for gas cooker, cooker hood over, space and plumbing for dishwasher or washing machine, roll top working surfaces, two ceiling light points, a wealth of power points and TV point, split lino in kitchen area and carpet in breakfast area.

### Extension into Reception/Dining Room

3.0m x 3.5m (9' 10" x 11' 6")

Having continued carpet flooring from the breakfast room area, double glazed window to the rear elevation, double glazed sliding patio door leading onto the patio entertaining area and rear garden, ceiling light point, and radiator.

Door through to:

### Inner Hallway

Having a side access wooden single glazed door onto the driveway, tiled floor, ceiling light point, loft access, and radiator.

Door leads to:

### Downstairs Cloakroom

Having Double glazed window to rear elevation with no obscured glass, low level WC, wash hand basin with hot and cold tap over and splash tiling, continued tiled floor from the inner hallway.

From the entrance hall, carpet flooring leads up the stairs to:

## FIRST FLOOR

### Landing

Having radiator, large loft access, and ceiling light point.

Door to:

### Bedroom 1

3.0m x 4.6m (9' 10" x 15' 1")

Having double glazed window to the rear elevation with far reaching views across Hereford City, radiator, carpet flooring, and ceiling light point with dimmer switch.

### Bedroom 2

3.15m x 2.6m (10' 4" x 8' 6") Maximum measurement.

Having laminate flooring, double glazed window to the front elevation, radiator, power points, and airing cupboard housing the central heating Worcester combi boiler.

### Bedroom 3

2.0m x 3.1m (6' 7" x 10' 2")

Having carpet flooring, ceiling light point, radiator, and double glazed window to the front elevation.

### Family Bathroom

Having lino flooring, low level WC, wash hand basin, double glazed window with obscure glass to the side elevation, extractor fan, ceiling light point, electric shower unit over the bath with mixer tap over, and fully tiled walls.

## OUTSIDE

The property is approached from the front over brick paved driveway which allows three plus vehicles for parking and at the side there is a low maintenance

barked and gravel/stone area garden which is blocked by brick walling and fencing around the perimeter of the garden. The driveway in turn leads down to the single garage and from here access is via the garage. The rear garden has a patio entertaining area straight off the dining room and the garden is two tiered and the patio is at the top tier, steps and a pathway lead to the storage shed, at the bottom of the garden and the boundary is a hedging to one side, fencing to the other and at the rear brick walling. There are two separate lawns either side of the path an outdoor tap.

### Single Garage

Being built of concrete construction with concrete floor, four single glazed windows and with power and light.



## At a glance...

- Lounge 3.6m x 5.0m (11' 10" x 16' 5")
- Kitchen/Breakfast Room 4.6m x 3.0m (15' 1" x 9' 10")
- Extension Reception/Dining Room 3.0m x 3.5m (9' 10" x 11' 6")
- Bedroom 1. 3.0m x 4.6m (9' 10" x 15' 1")
- Bedroom 2. 3.15m x 2.6m (10' 4" x 8' 6")
- Bedroom 3. 2.0m x 3.1m (6' 7" x 10' 2")

## And there's more...

- Popular residential area
- Close to local amenities
- City views

## 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.