



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

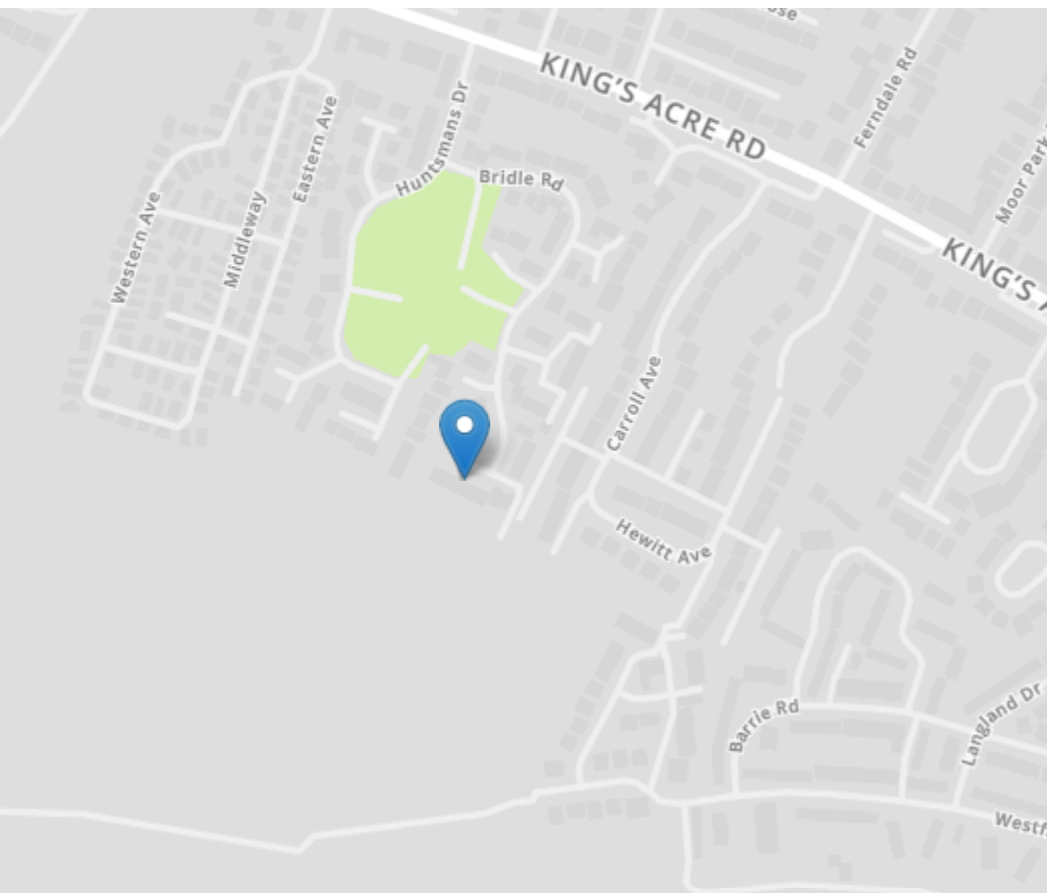
62 Bridle Road
Hereford HR4 0PW

£288,000



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the second exit onto A438 Kings Acre Road, turn left onto Huntsmans Drive and then left onto Bridle Road and the property can be found on the right hand side at the end of the cul-de-sac, as indicated by the Agents For Sale board. For those who use 'What3words'///streamers.webcams.goodness



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	73	
(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.



• 3 bedroom semi detached house • Gas central heating & double glazing. • Garage & off road parking

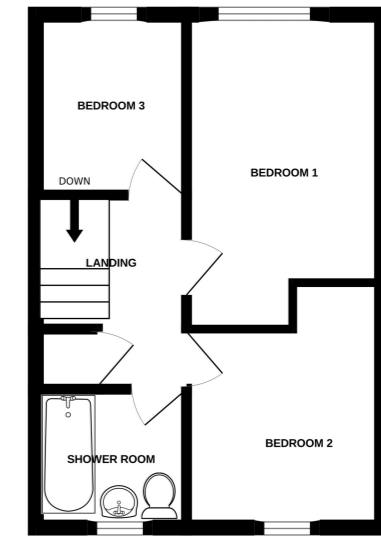
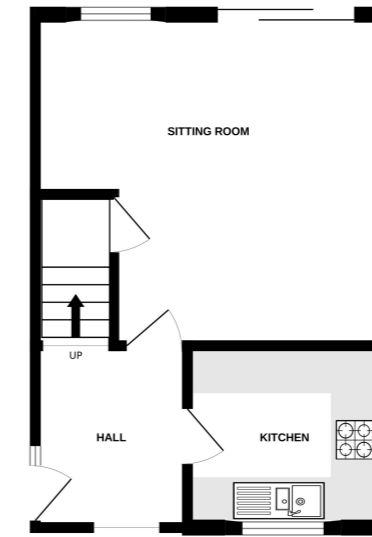
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR

1ST FLOOR



BRIDLE ROAD, HEREFORD, HR4 0PW
TOTAL FLOOR AREA: 861sq.ft. (80.0 sq.m.) approx.
Made with Metropix 1/2023

OVERVIEW

Located in the popular residential area just off Kings Acre Road, a three bedroom semi detached property situated in a quiet position at the end of this popular development, benefits from lounge/dining room, kitchen, garage, three bedrooms, family bathroom, double glazing, gas central heating and good frontage.

Bridal Road is located off Huntsmans Drive in the Kings Acre residential district approximately 2 miles west of Hereford City centre. The development is built around a central green with childrens play area. In the locality there are a range of amenities including shop/post office, butchers, one stop shop, schools, church, public house and a bus service to the city itself.

In more detail the property comprises of: uPVC double glazed front door leads to:

Entrance Hall

Having uPVC double glazed window to front, radiator, coving, power points, wall mounted consumer unit, Worcester central heating thermostat and engineered Oak flooring. Door leads to:

Kitchen

2.6m x 2.6m (8' 6" x 8' 6")
Having a range of matching wall and base units, with a working surface over, inset 4 ring Indesit gas hob with oven below, ceramic bowl sink unit with drainer, partly London brick tiled surround, uPVC double glazed window to front, space for fridge, space for washing machine, power points and engineered Oak flooring.
From the entrance hall a door leads to:

Lounge/Dining Room

4.8m x 4.7m (15' 9" x 15' 5")
Having uPVC double glazed double doors leading onto rear garden, uPVC double glazed windows to rear, telephone point, coving, radiators, power points and door to under stairs storage cupboard.
Stairs from the entrance hall leads to:

FIRST FLOOR

Landing

Having loft access hatch, power points and door to airing cupboard which houses the Worcester gas fired central boiler and some additional storage.
Door leads to:

Bedroom 1

2.6m x 3.7m (8' 6" x 12' 2")
Having fitted wardrobes, uPVC double glazed window to rear and power points.

Bedroom 2

2.5m x 2.9m (8' 2" x 9' 6")
Having uPVC double glazed window to front, radiator, power points and built-in wardrobes.

Bedroom 3

2.0m x 2.7m (6' 7" x 8' 10")
Having uPVC double glazed window to rear, radiator and power points.

Family Bathroom

Having panelled bath, with shower over, pedestal wash hand basin, low flush WC, partly tiled surround, uPVC double glazed window to front, ladder style radiator, ceramic tiled flooring.

OUTSIDE

The property is accessed via a private drive, which in turn leads to the garage, and gives off road parking for two vehicles. The front garden is laid to lawn and the rear is accessed via a side gate leading to the rear garden benefits from a large paved patio

providing perfect outdoor seating and beyond here access to the garage. The main rear gardens are laid to lawn and benefit from a range of mature trees and is all enclosed with fencing.

Garage

5.3m x 2.6m (17' 5" x 8' 6")
Having up and over door, power and light.



At a glance...

- Kitchen 2.6m x 2.6m (8'6" x 8'6")
- Lounge/Dining Room 4.7m x 4.8m (15'9" x 15'5")
- Bedroom 1. 3.7m x 2.6m (12'2" x 8'6")
- Bedroom 2. 2.9m x 2.5m (8'2" x 9'6")
- Bedroom 3. 2.7m x 2.0m (6'7" x 8'10")
- Garage 5.3m x 2.6m (17'5" x 8'6")

And there's more...

- Popular residential area
- Close to local amenities
- Bus route to city

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.