



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

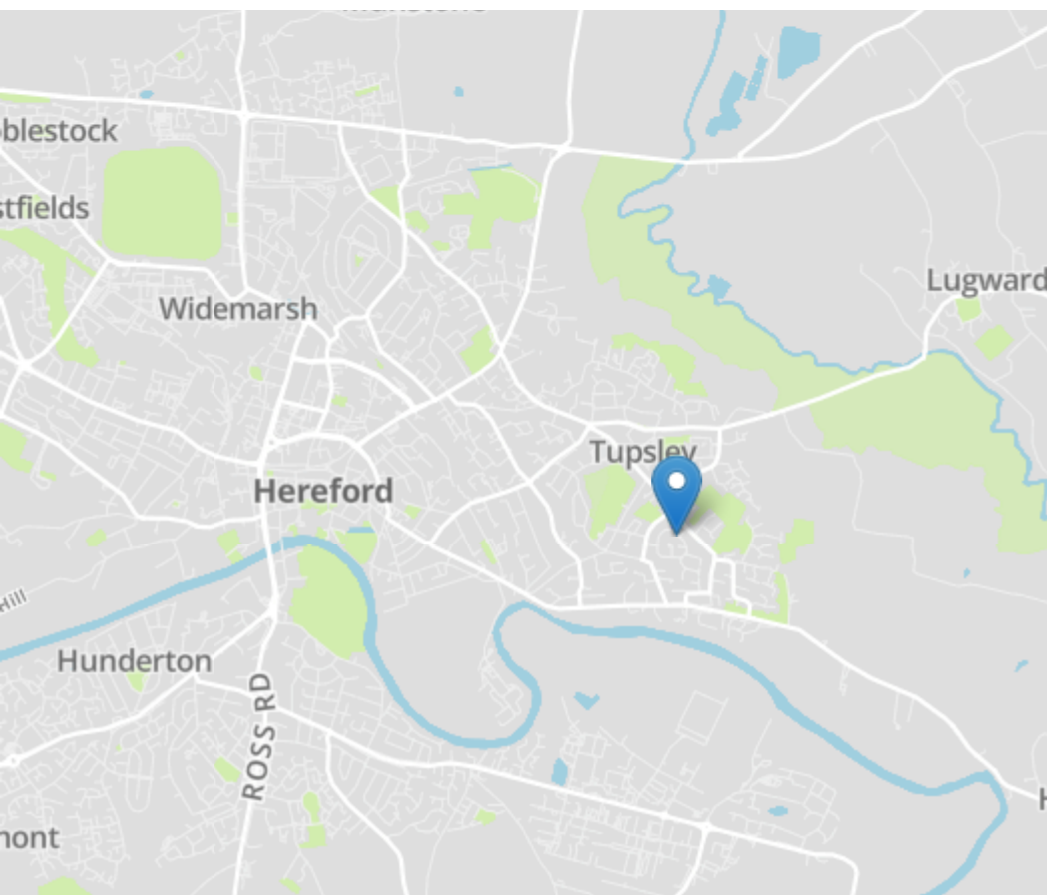
26 Harvey Road
Hereford HR1 1XB

£350,000



DIRECTIONS

From Hereford City proceed east on A438 Ledbury Road, at the roundabout take the third exit onto Hafod Road, turn left into Old Eign Hill, turn left onto Hampton Dene Road and next right into Harvey Road. Turn left at the T junction where the property will be found on the left hand side as indicated by the Agent's For Sale board. For those who use 'What3words' //fakes.lame.cherry



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(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.



- Extended 3 bedroom semi detached property
- Downstairs cloakroom
- Gas central heating & double glazing
- En-suite to master bedroom

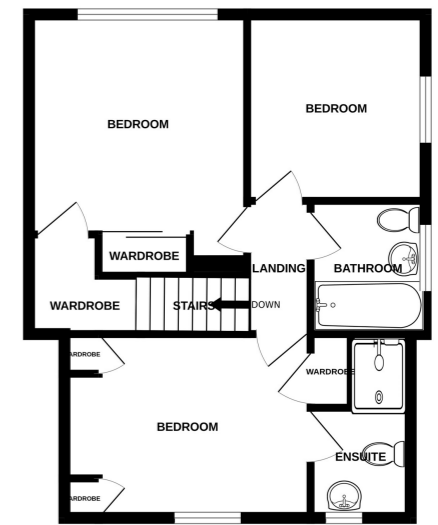
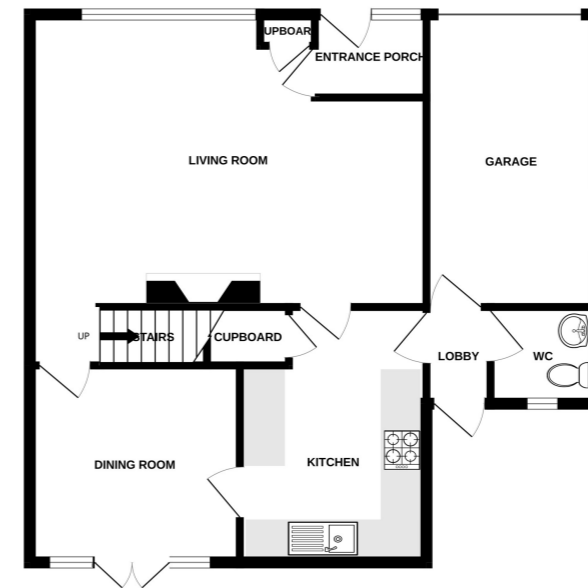
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
688 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.
Made with Metropix ©2024

OVERVIEW

This extended three bedroom semi detached property offers double glazing, gas central heating, lounge, kitchen, dining room, downstairs WC, three bedrooms with master en-suite, family bathroom, garage, ample parking and garage. Situated in the heart of Hampton Dene just 1.5 miles east of Hereford City centre and within easy walking distance of an excellent primary and secondary schools, convenient stores, doctors surgery, the Quarry playing fields, Hereford colleges, some delightful countryside walks towards the River Wye and for those who require it a bus service to the city centre.

In more detail the property comprises:

Double glazed front door from the front elevation leads to:

Entrance Porch

1.62m x 1.5m (5' 4" x 4' 11")
Having double glazed door and window to front elevation, ceiling light point, tiled floor, and power. Door leads to:

Lounge

5.5m x 6.0m (18' 1" x 19' 8")
Having two radiators, double glazed window to front elevation, fireplace with log burning stove, carpet flooring two ceiling light points, and spot lights towards the staircase.

Kitchen

2.64m x 4.18m (8' 8" x 13' 9")
Having tiled floor, spot lights, double glazed window to the rear elevation overlooking the garden, fitted wall and base cupboards, chest height Hisense double oven, CDA electric hob, cooker hood over, roll top working surfaces, space and plumbing for both dishwasher and washing machine, stainless steel single bowl sink with mixer tap and drainer, and under stairs storage/pantry cupboard. Door leads to:

Dining Room

3.19m x 3.15m (10' 6" x 10' 4")
Having double french doors to the rear elevation, double glazed windows, laminate flooring, ceiling point, and radiator.

Access from the kitchen leads to:

Inner Hall

Having double glazed door leading to rear garden, ceiling light point and door leading to garage. Door leads to:

Downstairs WC

Having tiled flooring which has been continued from the inner hallway, low level WC, wash hand basin with hot and cold tap, radiator, ceiling light point, and double glazed obscured glass window to rear elevation.

From the lounge stairs leads to:

FIRST FLOOR

Landing

Being split onto two levels, and spotlights above.

Bedroom 1

3.62m x 2.78m (11' 11" x 9' 1")
Having fitted storage surrounding the bed area, central heating radiator, carpet flooring, double glazed window to rear elevation, ceiling light point, and door to some built-in storage. Door to:

En-Suite bathroom

Having double glazed obscure glass to rear elevation, Lino flooring, two ceiling light points, fully tiled built-in shower cubicle, chrome towel radiator, low level WC, wash hand basin, shaver points, and extractor fan.

Bedroom 2

3.83m x 3.18m (12' 7" x 10' 5")
Having fitted storage with floor to ceiling sliding mirror doors, additional storage cupboard with lighting, carpet flooring radiator, double glazed window to front elevation, wall light and ceiling light, power points and TV point.

Bedroom 3

2.7m x 2.8m (8' 10" x 9' 2")
Having double glazed window to side elevation, loft access, carpet flooring, power points, TV point, wall light and ceiling light.

Family Bathroom

Having feature chrome towel radiator, obscured glass double glazed window to side elevation, ceiling light point, low level WC, wash hand basin with mixer tap over, 'L' shape large bath with mixer tap over and shower over and glass shower screen.

OUTSIDE

The southwest rear garden is exited via double glazed doors leading onto a large decking area plus there is a small patio area which are both ideal for entertaining, and from here there is a storage shed and a large lawned area plus trees and shrubs. The garden perimeter is secured by fencing, and bordered by flowers, shrubs and further flowers and there is a second shed. To the front of the property there is a very large tarmac access ideal for at least eight vehicles, and from here there is a small lawned area surrounding an idyllic tree and the tarmac area leads to both the front door and to the garage.

Single Garage

With up and over door, ceiling light point, power and double glazed window to side elevation.



At a glance...

- Entrance Porch 1.62m x 1.5m (5' 4" x 4' 11")
- Lounge 5.5m x 6.0m (18' 1" x 19' 8")
- Kitchen 2.64m x 4.18m (8' 8" x 13' 9")
- Dining Room 3.19m x 3.15m (10' 6" x 10' 4")
- Bedroom 1. 3.62m x 2.78m (11' 11" x 9' 1")
- Bedroom 2. 3.83m x 3.18m (12' 7" x 10' 5")
- Bedroom 3. 2.7m x 2.8m (8' 10" x 9' 2")

And there's more...

- Popular residential area
- Local amenities

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.