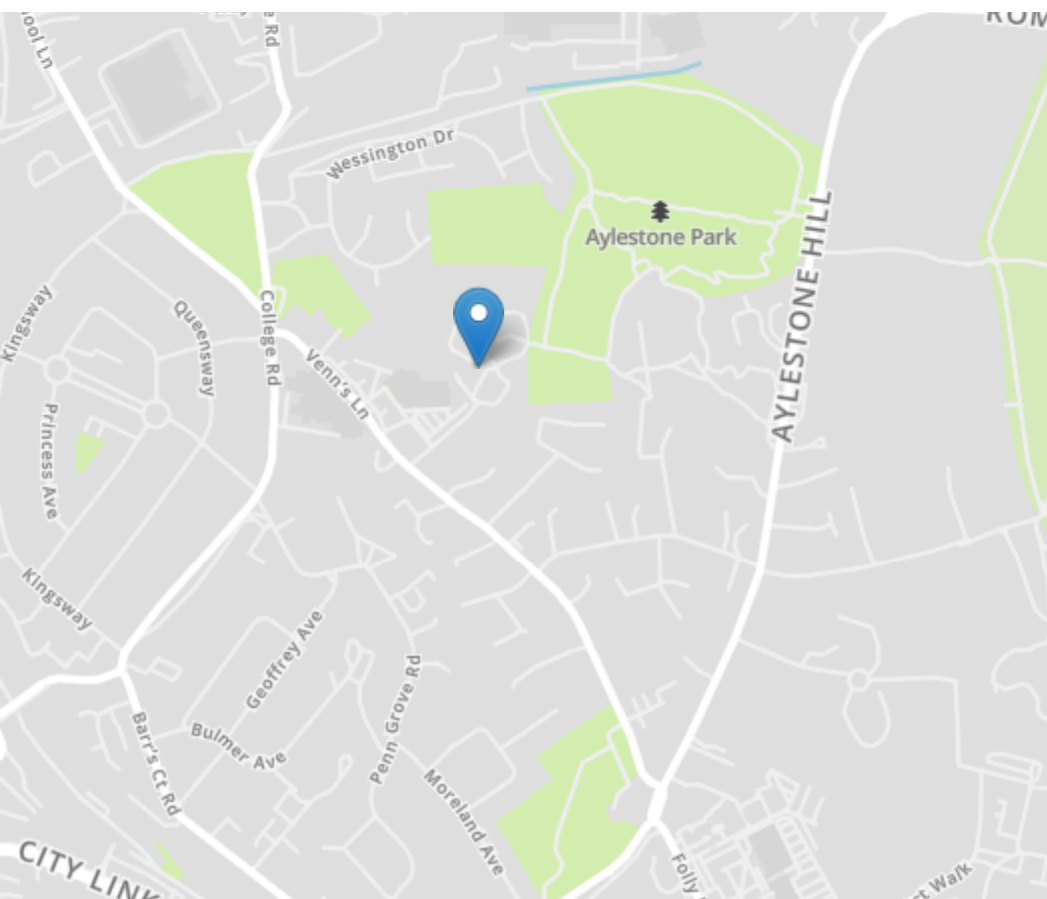




DIRECTIONS

From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the second exit onto Farriers Way, turn right onto Burcott Road, turn left onto Burcott Road, at the roundabout take the first exit onto College Road, at the traffic lights turn right, onto Venns Lane, turn left onto Campbell Road staying left onto Campbell Road and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3Words' //lift.sock.fetch



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'

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+)	A	88
(81-91)	B	
(69-80)	C	78
(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.

70 Campbell Road
Hereford HR1 1AD

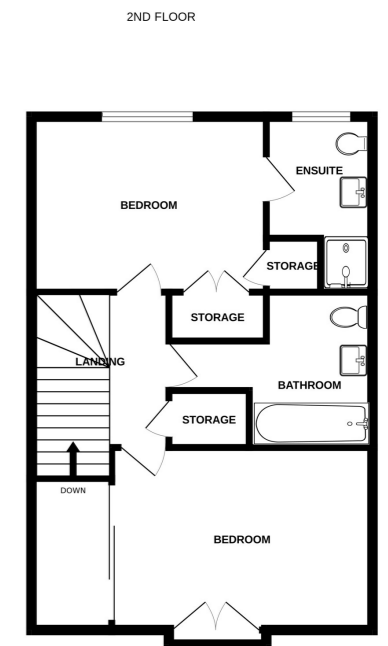
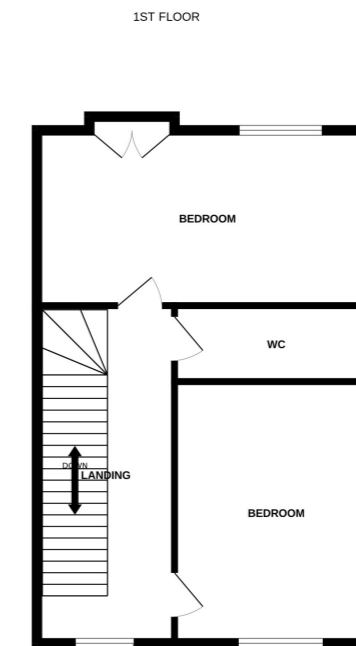
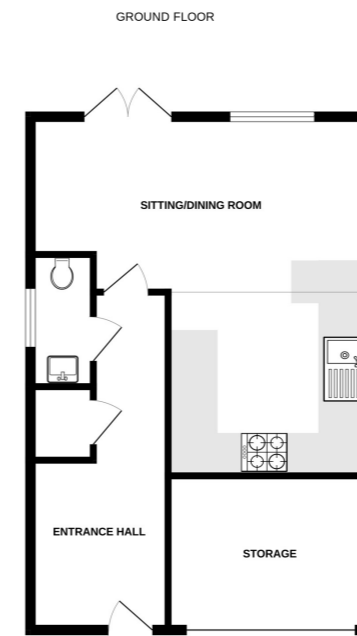
£300,000



- Open plan 'L' shaped kitchen/dining/living • En-suite shower to master bedroom • Generous size rooms • 3/4 semi detached property

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

Situated in this popular residential location, a three storey Townhouse offering ideal family accommodation, the property has the benefit of generously sized rooms comprising, storage area, cloakroom, 'L' shaped kitchen/dining room, first floor WC, lounge, bedroom three, second floor master bedroom with en-suite, bedroom two, bathroom, southwest facing rear garden, and driveway. The popular residential area of Campbell Road is situated just off Venns Lane approximately 1.2 miles north of Hereford City centre and is within close proximity of schools, colleges, hospital, train station, one stop shop, supermarkets and out of town retail areas, and it has the benefit of being within walking distance to the City centre itself.

In more detail the property comprises: Double glazed obscure glass front door and double glazed window leads to:

Entrance Hall

Having radiator, tiled flooring, consumer unit, under stairs storage cupboard and two ceiling light points.

Cloakroom

With double glazed obscure glass window to the side elevation, tiled flooring, radiator, low level WC, and wash hand basin with hot and cold tap over and tiled splash back.

Open Plan 'L' shape Living/Dining/Kitchen

4.8m x 6.4m (15' 9" x 21' 0")
Having continued tiled flooring, in the lounge/dining area, spot lights, ceiling light point in the dining area, tower radiator, double glazed french doors opening onto the south facing rear garden, double glazed

window to south facing rear elevation, two wall lights in the dining area, cupboard housing Potterton Promax central heating combination boiler. Opening through to:

Part Converted Garage

This converted area forms part of the kitchen space. Kitchen Area:
With continued tiled flooring, spot lights, soft close drawers, wall and base units, Leisure 1.5 bowl stainless steel sink with mixer tap over and drainer, Hotpoint electric oven, Zanussi gas hob with cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, and space for fridge/freezer.
From the entrance hall carpeted stairs leads to:

FIRST FLOOR

Landing

With double glazed window to side elevation and double glazed window to the front elevation, carpet flooring, ceiling light points, and radiator.
Door to:

Separate WC

With lino flooring, central heating radiator, low level WC, wash hand basin with hot and cold tap over, splash tiling, extractor fan, and ceiling light point.

Lounge/Bedroom 4

4.8m x 3.28m (15' 9" x 10' 9")
Having TV and telephone point, radiator, double glazed Juliet balcony style doors with outlook to rear elevation, carpet flooring, and ceiling light point.

Bedroom 2

2.66m x 3.74m (8' 9" x 12' 3")
With carpet flooring, ceiling light point, radiator, and double glazed window to the front elevation.

Carpet staircase leads to:

SECOND FLOOR

Landing

Having carpet flooring, radiator, ceiling light point, airing/storage cupboard housing a radiator, and double glazed window to the side elevation.

Master Bedroom 1

3.2m x 3.3m (10' 6" x 10' 10")
Having a wealth of power sockets including usb point, TV and telephone point, carpet flooring, radiator, double glazed window to the south facing rear elevation, built-in storage cupboard, built-in wardrobes, ceiling light point and loft access point.
Door to:

En-Suite Shower Room

Having shower cubicle with electric shower and fully tiled, low level WC, wash hand basin with mixer tap over and splash back, shaver point, heated electric towel radiator, and wall mounted vanity cupboard.

Family Bathroom

Having lino flooring, radiator, spot lights, extractor fan, wash hand basin with mixer tap over and splash tiling, tiled shelf, and bath with electric shower over.

Bedroom 3

3.7m x 2.3m (12' 2" x 7' 7")

With carpet flooring, ceiling light point, large built-in wardrobes with sliding mirror doors, and Juliet style double glazed french doors with a Juliet balcony.

OUTSIDE

At the front of the property there is a tarmacadamed driveway, and to the side there is a small area of garden with a silver birch tree and a slabbed pathway leads to the front door and from here a there is a garage door which opens through to a storage room. A side access leads to the rear garden but also there is access via the french doors which immediately lead onto a patio entertaining area. Steps lead up onto small lawned area with raised flower bed in one corner with shrubs and fencing boundaries the garden area.



At a glance...

- Open Plan 'L' Shaped Living/Dining/Kitchen 4.8m x 6.4m (15' 9" x 21' 0")
- First Floor Lounge/Bedroom 4. 4.8m x 3.28m (15' 9" x 10' 9")
- Bedroom 2. 2.66m x 3.74m (8' 9" x 12' 3")
- Second floor Master Bedroom. 3.2m x 3.3m (10' 6" x 10' 10")
- Bedroom 3. 3.7m x 2.3m (12' 2" x 7' 7")

And there's more...

- Popular residential area
- Close to colleges/schools, train station, hospital and 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.