



**GENERAL INFORMATION**

**Tenure**  
Shared ownership 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

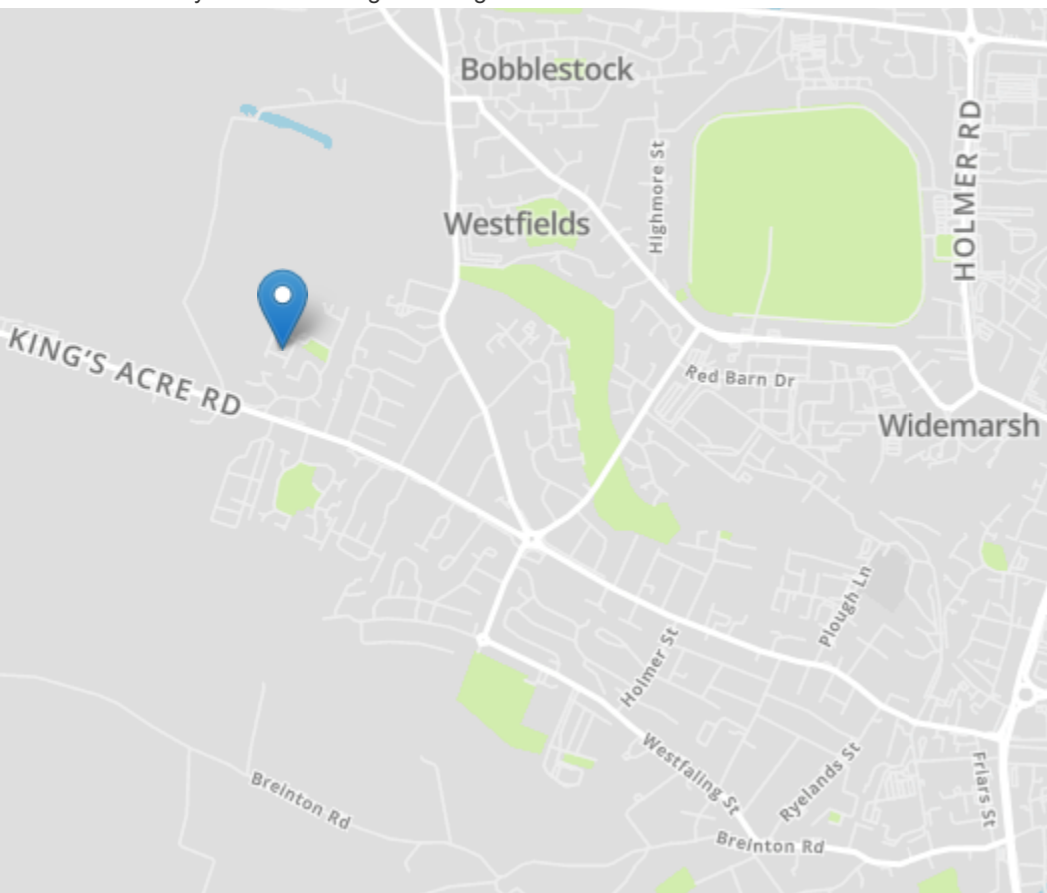
28 Bredon Drive  
Hereford HR4 0TN

**£140,000**



**DIRECTIONS**

From Hereford City, take the A438 towards Brecon along Whitecross Road, and after approximately 1 mile at the monument roundabout, take the 2nd exit onto Kings Acre Road and proceed for 3/4 of a mile. Turn right onto Cotswold Drive and take the 3rd right onto Pentland Gardens. Your next left takes you onto Bredon Drive, and travelling anticlockwise, the property can be found on the far left hand side. For those who use 'What3words' //daydreams.deriving.streaking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

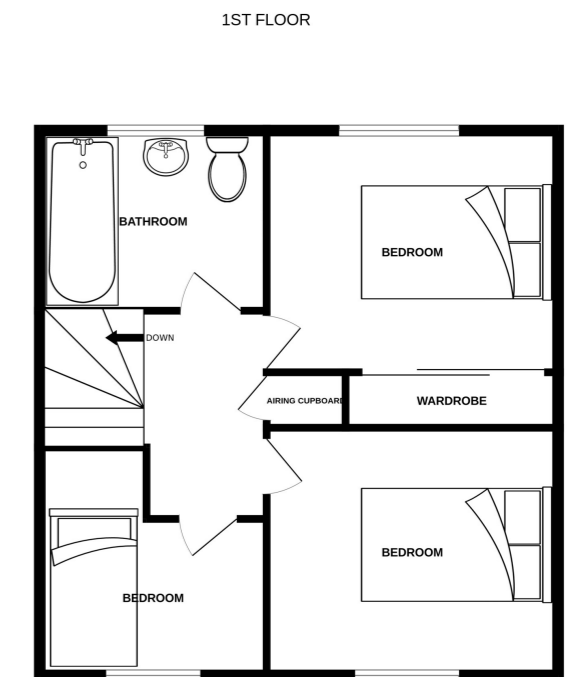
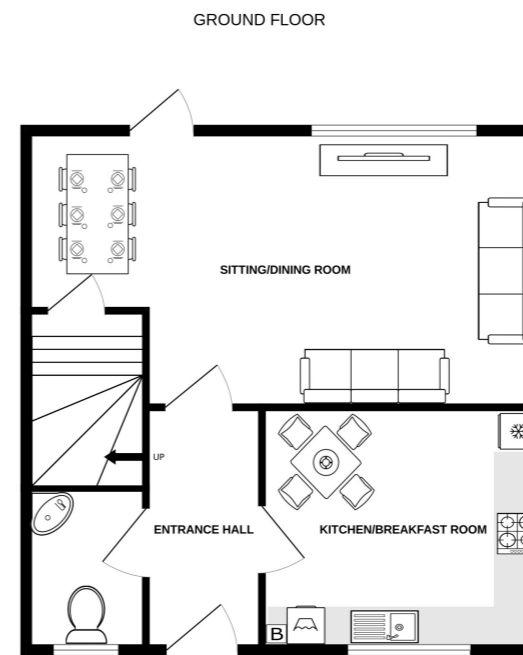
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• Shared Ownership • 3 bed bedroom semi detached house • Downstairs cloakroom • 50% Share

Hereford 01432 343477

Ledbury 01531 631177



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### AGENTS NOTES BEFORE A VIEWING IS BOOKED

This property is SHARED OWNERSHIP and the criteria is as follows:

Citizen is the Landlord and must be involved with the sale/purchase of this property.

The property cannot be sold above or below Market value.

The potential buyer MUST meet ONE of the following:

You have to be either a First Time Buyer, and the house hold income is £80,000 a year or less.

If you have previously owned a home but cannot afford to buy one now.

You are an existing shared owner and want to move.

You own a home and want to move but cannot afford a new home that meets your needs.

Forming a new household for example:

After a relationship breakdown.

NO INVESTORS.

For some homes you may have to show that you live in, work in, or have a connection to the area where you want to buy a home.

### OVERVIEW

A 3 bedroom semi detached property built approximately 2006, comprises; gas central heating, double glazing, downstairs WC, kitchen/breakfast room, lounge/dining room, 3 bedrooms, bathroom, front and rear garden, parking for one vehicle. The local area is serviced by a wide range of local amenities including local

shops, a public house/restaurant and garden centre, There are also nearby schools and regular bus services provide access into the city centre where you can find an extensive range of further amenities.

In more detail the property comprises:

A double glazed door at the front elevation leads to:

#### Entrance Hall

With laminate flooring, ceiling light point, and radiator.

Door to:

#### Downstairs Cloakroom

With lino flooring, ceiling light point, consumer unit, low level WC, radiator, corner wash hand basin with splash tiling, hot/cold tap, and double glazed obscured glass window to the front elevation.

#### Kitchen/Breakfast Room

3.25m x 3.0m (10' 8" x 9' 10")

With lino flooring, ceiling light point, double glazed window to the front elevation, wall mounted GlowWorm central heating boiler, a modern fitted kitchen wall and base units, roll top working surfaces over, stainless steel single bowl sink and drainer with mixer tap over, Whirlpool integrated electric oven, Whirlpool 4 ring gas hob, Whirlpool cooker hood over, area for table, and radiator.

#### Large Lounge/Dining Room

5.2m x 4.68m (17' 1" x 15' 4")

With carpet flooring, 2 ceiling light points, TV and telephone point, power points, double glazed window, double glazed door, both to the rear elevation, radiator, Ethernet cable connection, and under stairs storage cupboard.

From the hall carpeted stairs leads to:

### FIRST FLOOR

#### Landing

With loft access, double glazed window to the side elevation with field views, and airing cupboard housing the immersion.

#### Bedroom 1

4.2m x 3.2m (13' 9" x 10' 6")

With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, TV point, and power points.

#### Bedroom 2

4.5m x 3.1m (14' 9" x 10' 2")

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

#### Bedroom 3

2.7m x 2.8m (8' 10" x 9' 2")

With stair bulk head, radiator, double glazed window to the front elevation, carpet flooring, and power points.

#### Bathroom

With double glazed obscured glass window to the rear elevation, lino flooring, radiator, wall mounted vanity space, ceiling extractor fan, shaver point, low level WC, wash hand basin with hot and cold tap and splash tiling, bath with mains shower unit, hot and cold tap and tiling.

### OUTSIDE

At the front of the property there is one allocated parking space on the tarmacaded driveway, with one guest space, and from here there is a small lawned area, tree, hedging and beyond here another small lawn and from here Patio slabs creating a path which leads to the front door. The rear garden is accessed from the lounge/Dining Room, and is predominantly a large lawn with fencing creating the boundary, a wooden storage shed, slabs lead around the property to a side access via a gated entrance.



### At a glance...

Kitchen/Breakfast Room 3.25m x 3.0m (10' 8" x 9' 10")

Lounge/Dining Room 5.2m x 4.68m (17' 1" x 15' 4")

Bedroom 1. 4.2m x 3.2m (13' 9" x 10' 6")

Bedroom 2. 4.5m x 3.1m (14' 9" x 10' 2")

Bedroom 3. 2.7m x 2.8m (8' 10" x 9' 2")

### And there's more...

Popular residential area

Close to 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.