



44 Barton Road  
Hereford HR4 0AY

**£300,000**

**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected to the property.

**Outgoings**

Council tax band 'B'.

**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**

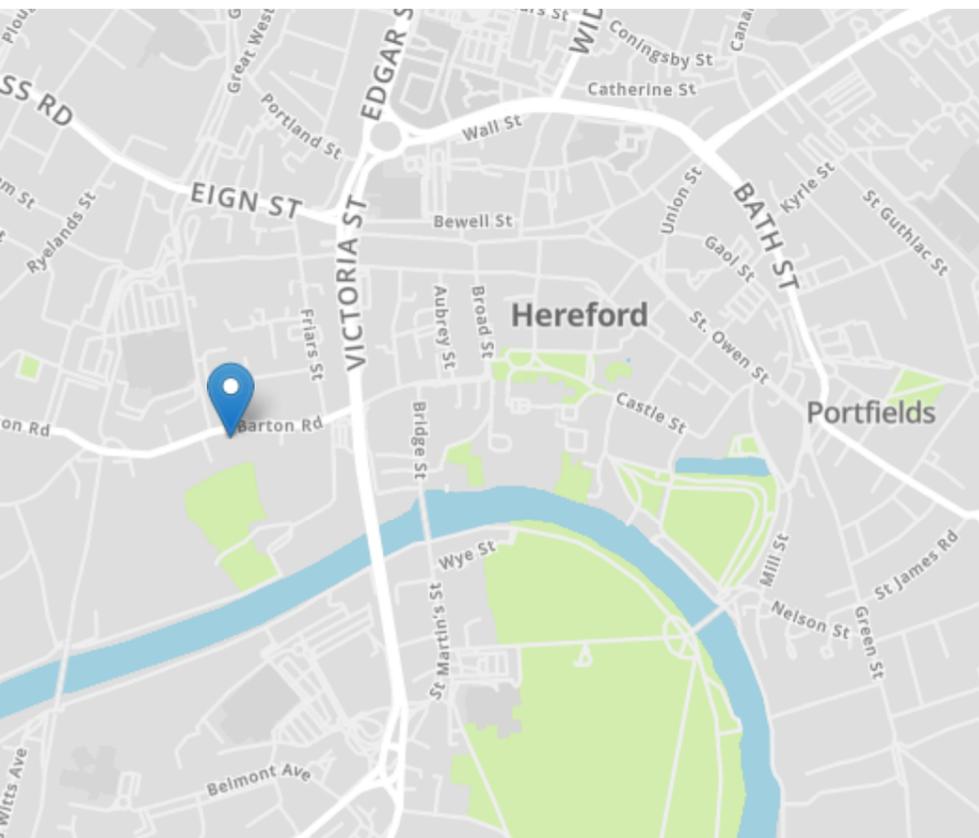
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**DIRECTIONS**

The property is located west of Hereford City Centre, with Barton Road being located just off Victoria Street/A49. Coming from the city centre, the property will be located on the right-hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///report.shared.wacky



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
<b>England, Scotland &amp; Wales</b>		58	79

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.



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Off-road Parking • Four bedrooms • Two Ensuets • Ground Floor Shower Room

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL.

#### OVERVIEW

This impressive 4-bedroom end of terrace house offers a perfect blend of style, space, and convenience, making it an ideal family home. Boasting two spacious reception rooms, the property provides versatile living areas to relax and entertain guests. The four well-proportioned bedrooms include two en-suite bathrooms, ensuring privacy and comfort for all occupants, while an additional ground floor shower room adds further convenience. Off-road parking is available, a valuable feature in this sought-after location. For a closer look, a full virtual tour is available on our website and YouTube channel, allowing you to explore every detail of this stunning home from the comfort of your own space. Don't miss the opportunity to own this exceptional property that combines modern amenities with a welcoming atmosphere. All city amenities, such as shops, eateries, Hereford Cathedral, cafés, etc., are easily accessible to the property. You can be free of the lively city to this picturesque town location in a matter of minutes. Beautiful river scenery, strolls across Victoria Bridge, the Old Bridge, and Bishops Meadows are all close by; as well as, Hereford Leisure Pool offering impeccable athletic facilities, including a swimming pool and gym.

#### GROUND FLOOR

##### ENTRANCE PORCH

3.55m x 0.675m (11' 8" x 2' 3")  
The entrance porch comprises of: double glazed windows to the front and side elevations; double glazed door to the front elevation; construction of part brick & part uPVC; an internal timber door leading into the lounge; there are also double glazed french doors to the front elevation.

##### FRONT RECEPTION ROOM

3.373m x 4m (11' 1" x 13' 1")  
The front reception room comprises of: oak engineered flooring; a ceiling light point; an oak beam over a fireplace, with exposed brick and a tiled hearth (space for a log burning stove); a double glazed window to the front elevation; power points; a television point; a telephone point; a central heating radiator, and a single glazed timber door leading to the lounge.

#### LOUNGE

3.4m x 5m (11' 2" x 16' 5")  
The lounge comprises of: oak engineered flooring; a ceiling light point; dual aspect double glazed windows to the side and rear elevations; decorative paneling; a log burning stove within an exposed brick chimney breast; a television point; a telephone point; power points; a central heating radiator; an opening going through to the kitchen, and an exposed wooden stair case leading to the first floor landing.

#### KITCHEN

3.622m x 2.25m (11' 11" x 7' 5")  
The kitchen comprises of: spotlights; a double glazed door to the side elevation; a double glazed window to the side elevation; oak work surfaces over fitted base units; fitted wall units with feature lighting; an electric HotPoint double oven; a HotPoint four-ring gas hob, with a cooker hood over; feature splash tiling over the work surfaces; space and plumbing for a washing machine; space for an additional appliance, e.g., tumble dryer; a sink and drainer with one and a half bowl; space for a fridge-freezer; a cupboard housing the Worcester Bosch combination boiler; tiled flooring, and a door that leads to a downstairs shower room.

#### DOWNSTAIRS SHOWER ROOM

The downstairs shower room comprises of: oak effect tiled flooring; tiled walls; spotlights above; a wall extractor point; a double glazed window panel to the rear elevation with obscure glass; a wash hand basin with a chrome mixer tap over; a central heating radiator; a low level WC, and a shower screen door, opening up to the shower cubicle with an electric shower unit.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

The first floor landing comprises of: exposed wooden floorboards, a ceiling light point, a power point, the stair case leading to the second floor landing.

#### BEDROOM ONE

3.4m x 3.3m (11' 2" x 10' 10") - MAXIMUM MEASUREMENT  
Bedroom one comprises of: carpet flooring; a ceiling light point; dual spect windows to the side and rear elevations; power points; a feature fireplace; a central heating radiator; a television point, and

opening through to a central dressing room.

#### DRESSING ROOM

2.7m x 2.275m (8' 10" x 7' 6")  
The dressing room comprises of: exposed wooden floorboards; a ceiling light point; power points; a central heating radiator, and a glazed wooden door leading to an ensuite.

#### ENSUITE ONE

The ensuite to bedroom one comprises of: wooden floorboards; tiled walls; a wash hand basin with chrome hot and cold taps over; a low level WC; a chrome towel radiator; a double glazed window to the rear elevation with obscure glass; and, a bath with a glass swivel screen, hot & cold taps over, and fitted shower unit.

#### BEDROOM TWO

3.375m x 4m (11' 1" x 13' 1")  
Bedroom two comprises of: carpet flooring; a ceiling light point; dual aspect double glazed windows to the side and front elevations; two central heating radiators; a feature fireplace; power points, and a door giving access to an ensuite.

#### ENSUITE TWO

The ensuite to bedroom two comprises of: lino flooring; spotlights; a wall extractor point; a wash hand basin with a chrome mixer tap over; splash tiling; a low level WC, and a glass swivel screen opening up to the fully-tiled shower cubicle, with a shower unit.

#### SECOND FLOOR

##### SECOND FLOOR LANDING

The second floor landing comprises of: spotlights, exposed wooden floorboards, and access to bedrooms three and four.

#### BEDROOM THREE

2.553m x 3.333m (8' 5" x 10' 11") - MAXIMUM MEASUREMENT  
Bedroom three (being of restricted head height) comprises of: carpet flooring; spotlights with dimmer switch; power points; lots of eaves storage, and a double glazed window to the rear elevation, with elevated views across the city.

#### BEDROOM FOUR

3.6m x 3.4m (11' 10" x 11' 2") - MAXIMUM MEASUREMENT  
Bedroom four (being of restricted head height) comprises of: carpet flooring; two wall light points; built-in storage space; power points, and a velux window with an internal blind, as well as elevated views across the city and River Wye.

#### OUTSIDE

##### FRONT APPROACH

The front approach comprises of: a tarmac driveway providing parking for two+ vehicles, a raised flower bed, and a side access leading to the rear garden.

##### REAR GARDEN

The rear garden comprises of: a gated side access; access from the kitchen; fencing maintaining the side boundaries; a log store; Indian sandstone patio slabs creating an entertaining area; a lawn space; sleepers with a raised bed, and brick wall maintaining the rear boundary; a timber constructed storage shed; outdoor lighting and an outdoor tap.

##### AGENTS NOTE

There is a shared access on this property for the mid-terrace property next to it.



### At a glance...

- ENTRANCE PORCH: 3.55m x 0.675m (11' 8" x 2' 3")
- FRONT RECEPTION ROOM: 3.373m x 4m (11' 1" x 13' 1")
- LOUNGE: 3.4m x 5m (11' 2" x 16' 5")
- KITCHEN: 3.622m x 2.25m (11' 11" x 7' 5")
- BEDROOM ONE: 3.4m x 3.3m (11' 2" x 10' 10") - MAXIMUM MEASUREMENT
- DRESSING ROOM: 2.7m x 2.275m (8' 10" x 7' 6")
- BEDROOM TWO: 3.375m x 4m (11' 1" x 13' 1")
- BEDROOM THREE: 2.553m x 3.333m (8' 5" x 10' 11") - MAXIMUM MEASUREMENT
- BEDROOM FOUR: 3.6m x 3.4m (11' 10" x 11' 2")

### And there's more...

- Walking Distance to Hereford City Centre
- Off-Road Parking - Driveway
- Two Ensuited
- Character Features Throughout

### 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.