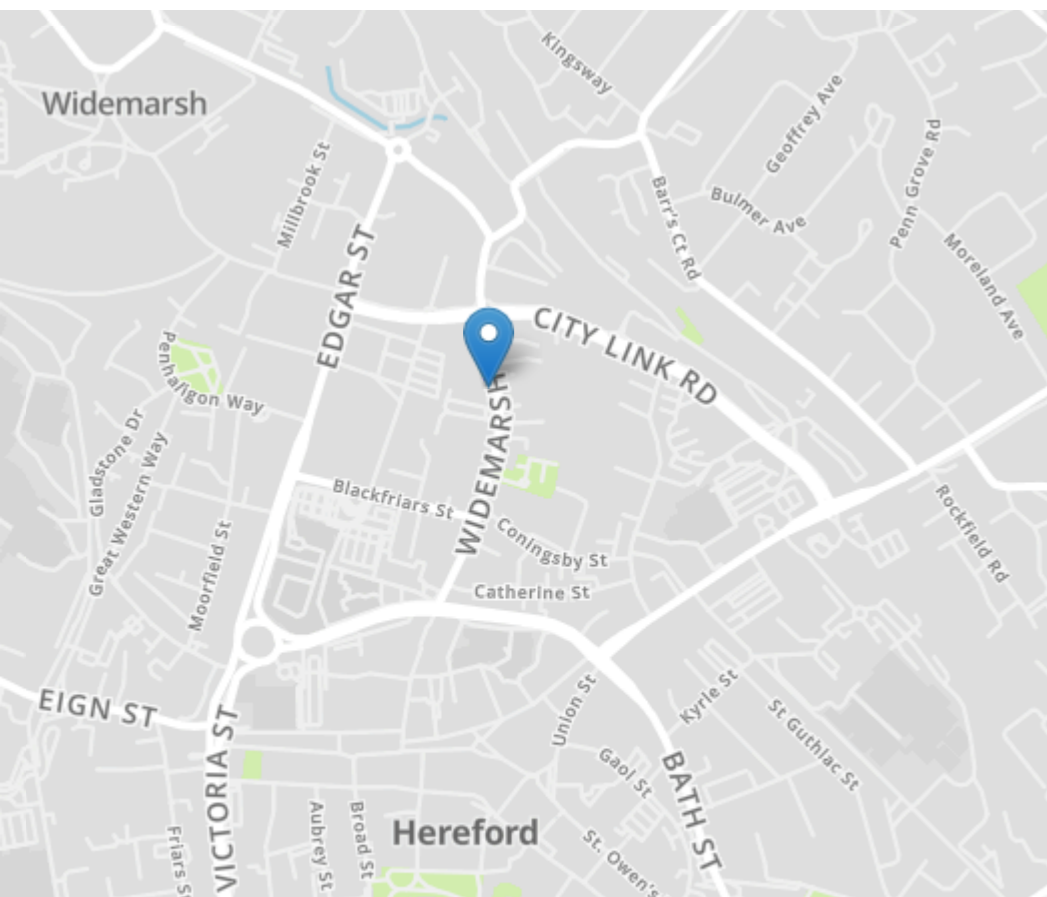




DIRECTIONS

Situated within walking distance of Hereford City centre, the property can be found between A465 and A438 north of the city centre on the right hand side as indicated by the Agents For Sale board.



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

121 Widemarsh Street
Hereford HR4 9EZ

£150,000

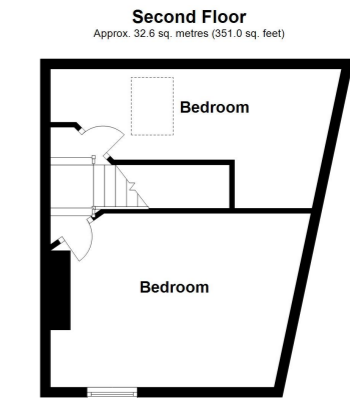
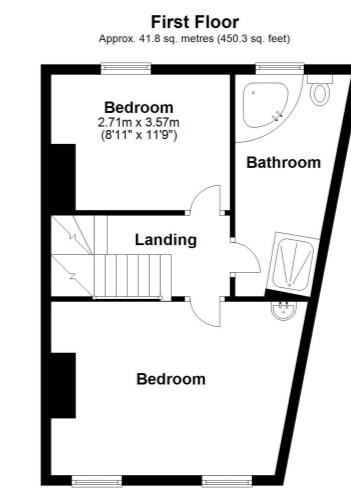
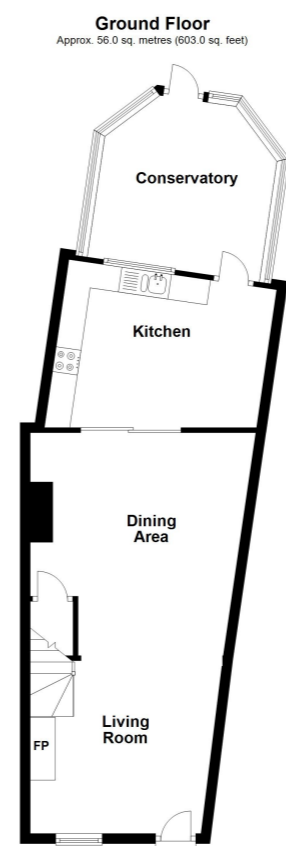


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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

- City location • A very spacious accommodation • Gas fired central heating • Large living space • uPVC double glazing • 4 Bedrooms

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 130.5 sq. metres (1404.3 sq. feet)
121 Widemarsh Street, Hereford

GROUND FLOOR OVERVIEW

Within easy walking distance of Hereford City centre and many amenities, this 4 bedroomed end terraced house has the benefit of gas central heating, uPVC double glazing and a conservatory.

In more detail the accommodation comprises;

uPVC double glazed front door leads into;

First Reception Room

3.5m x 3.5m (11' 6" x 11' 6")
Having feature coal effect gas fire with hearth and wooden surround, telephone point, power points, uPVC double glazed window to front and wood effect laminate flooring. Opening leads into;

Lounge/Dining Room

4.0m x 4.8m (13' 1" x 15' 9")
Having door to under stairs storage cupboard, radiator, TV point, power points and wood effect laminate flooring. Sliding door leads into;

Kitchen

4.2m x 3.1m (13' 9" x 10' 2")
Having a range of matching wall and base units with a laminate working surface over, 1.5 ceramic bowl sink unit with mixer tap and drainer, space and plumbing for a washing machine and tumble dryer, space for cooker, partly tiled surround, uPVC double glazed window to rear, uPVC double glazed door to rear, power points, wall mounted Worcester boiler, inset downlighters and ceramic tiled flooring. Door leads into the;

Conservatory

3.4m x 3.6m (11' 2" x 11' 10")
Having uPVC double glazed doors to rear and laminate flooring.

Stairs from First Reception leads to;

FIRST FLOOR

Landing

Having under stairs storage cupboard and door to;

Bedroom 1

Having uPVC double glazed window to front, radiator and power points.

Bedroom 2

3.5m x 2.8m (11' 6" x 9' 2")
Having uPVC double glazed window to rear, radiator and power points.

Family Bathroom

Having corner bath with tiled splash back, large separate shower cubicle, pedestal wash hand basin with tiled splash back, low flush WC, inset downlighters, radiator and uPVC double glazed window rear.

Stairs from First Floor Landing lead to;

SECOND FLOOR

Landing

Having loft access hatch, smoke alarm and door leading into;

Bedroom 3

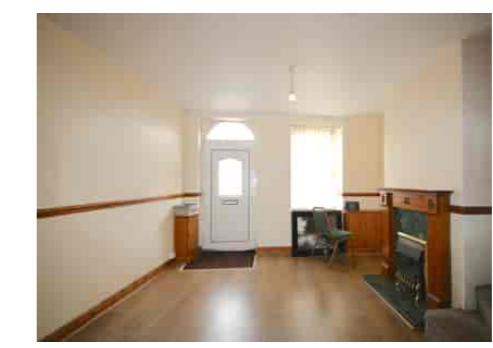
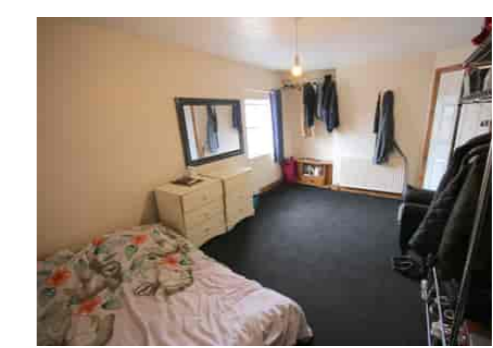
3.5m x 4.9m (11' 6" x 16' 1")
Having uPVC double glazed window to front, radiator and power points.

Bedroom 4

2.6m x 4.6m (8' 6" x 15' 1")
Having Velux window, power point, TV point and radiator.

OUTSIDE

The property is accessed off the main road, to the rear of the property there is a small courtyard area and of course you have a right of way from the other terraces



At a glance...

- First reception room 3.5m x 3.5m (11'6" x 11'6")
- Lounge/Dining Room 4.m x 4.8m (13'1" x 15'9")
- Kitchen 4.2m x 3.1m (13'9" x 10'2")
- Conservatory 3.4m x 3.6m (11'2" x 11'10")
- Bedroom 1.
- Bedroom 2. 2.8m x 3.5 (11'6" x 9'2")
- Bedroom 3. 3.5m x 4.9m (11'6" x 16'1")
- Bedroom 4. 2.6m x 4.6m (8'6" x 15'1")

And there's more...

- Extended accommodation
- conservatory
- close to city amenities
- walking distance to city centre

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.