



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'E'

**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

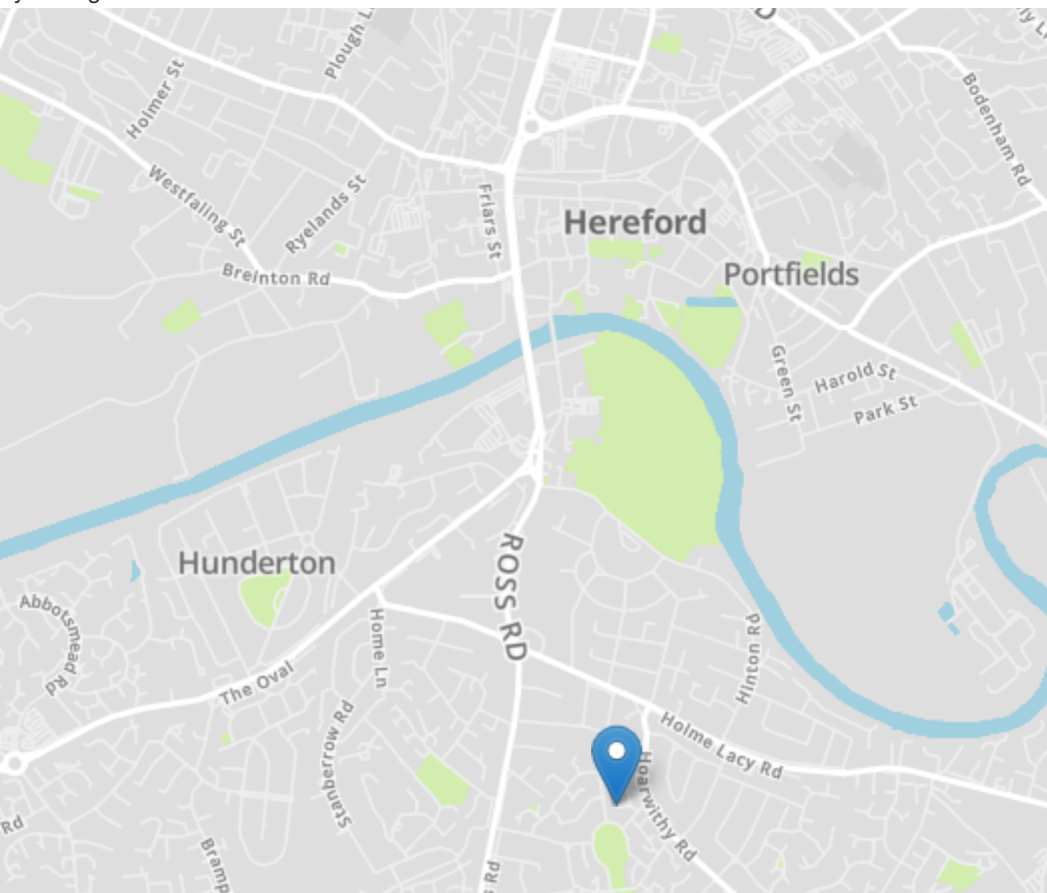
5 Stable Drive  
Hereford HR2 6SH

**£325,000**



**DIRECTIONS**

From Hereford City proceed A49 south over Greyfriars Bridge keeping in the left hand lane and follow onto Ross Road. At the traffic lights proceed straight over continuing on the Ross Road and at the second set of traffic lights turn left into Waggoners Way. Take the first exit and continue to Staddlestone Circle. At the junction turn left and then take the second left into Orchard Avenue and then first left into Stable Drive where the property is located on the left hand side as indicated by the Agents for sale board. For those who use 'What3words'///mutual.direct.loans



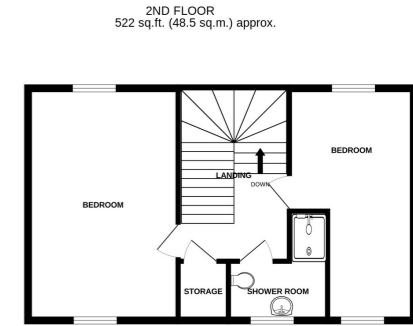
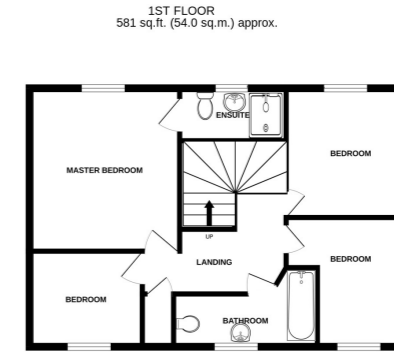
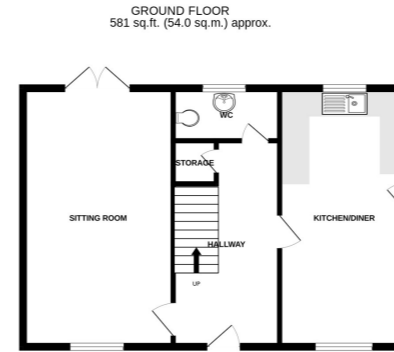
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• 6 bedroom detached property • Gas central heating & double glazing • Garden and garage

**Hereford 01432 343477**

**Ledbury 01531 631177**



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 sq.m.) approx.  
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## OVERVIEW

A detached 6 bedroom property in need of complete refurbishment, set on three levels with the benefit of gas central heating, double glazing, ground floor WC, kitchen/dining room, lounge, on the first floor, en-suite shower to master bedroom, 3 further bedrooms, family bathroom, shower room to the second floor with a further 2 bedrooms, garden and garage.

The property is located to the south of Hereford city in the popular residential district of Saxon Gate. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

### Entrance Hall

Having tiled floor, two ceiling light point, telephone point, consumer unit/fuse box, and under stairs storage cupboard.  
Door to:

### Downstairs WC/Utility Area

With low level WC, wash hand basin mixer tap with hot and cold over, wall mounted vanity space, radiator, lino flooring, ceiling light point, plumbing for washing machine, and glazed obscured glass window to rear elevation.  
From the entrance hall a door leads to:

### Open Plan Kitchen/Dining Room

6.0m x 3.1m (19' 8" x 10' 2")

Dining Area:  
With laminate flooring, ceiling light point, and double glazed window to the front elevation.

Kitchen Area:  
With tiled floor, two ceiling light points, double glazed window to the rear elevation and double glazed door to the side elevation, fitted wall and base units, integrated dishwasher, integrated electric oven, gas hob, electric cooker hood over, 1.5 bowl, stainless steel sink, drainer, and tap over, and a wealth of power sockets.  
From the entrance hall French doors open through to:

### Lounge

3.5m x 6.0m (11' 6" x 19' 8")

With laminate flooring, double glazed french doors to the rear elevation, double glazed window to the front elevation, radiator, Tv and telephone points, and 2 ceiling light points.

From the entrance hall stairs with fitted carpet lead to:

## FIRST FLOOR

### Landing

With fitted carpet, radiator, 2 ceiling light points, and central heating boiler cupboard.

### Master Bedroom

3.5m x 3.8m (11' 6" x 12' 6")

Double glazed window to the rear elevation, radiator, fitted carpet, Tv and telephone point.  
Door to:

### En-Suite Shower Room

With low level WC, wash hand basin with hot and cold tap over, shower cubicle with mains shower unit, and double glazed window with obscured glass to the rear elevation.

### Bedroom 2

3.0m x 3.1m (9' 10" x 10' 2")

With fitted carpet, ceiling light point, radiator, window to rear elevation, and radiator.

### Bedroom/Study 3

3.0m x 3.1m (9' 10" x 10' 2")

An 'L' shaped room, fitted carpet, double glazed window to the front elevation, and radiator.

### Bedroom 4

3.0m x 2.1m (9' 10" x 6' 11")

With fitted carpet, double glazed window to the front elevation, and ceiling light point.

### Family Bathroom

Bath with hot and cold tap over and shower attachment, wash hand basin with mixer tap over, wall mounted vanity cupboard space, extractor fan, low level WC, radiator, and double glazed window to the front elevation.  
From the first floor landing, a further carpeted stairs leads to:

## SECOND FLOOR

### Landing

With ceiling light point, loft access, fitted carpet, radiator, and cupboard.

### Bedroom 5

3.5m x 5.3m (11' 6" x 17' 5")

With fitted carpet, 2 ceiling light points, double glazed window to the front elevation with far reaching countryside views, TV, and telephone point.

### Bedroom 6

3.25m x 5.3m (10' 8" x 17' 5")

With 2 double glazed windows to the side elevation, double glazed window to the front elevation, 2 radiators, fitted carpet, TV, telephone point and 2 ceiling light points.

### Shower Room

With lino flooring, ceiling light point, corner wash hand basin with hot and cold tap over, extractor fan, shower cubicle with mains shower unit, and radiator.

## OUTSIDE

The southwest rear garden, is in need of some TLC, and has a patio seating area, behind here there's a large lawn with trees and shrubbery borders, sleepers with raised flowerbeds, outside tap, and a wooden fence giving the boundary. A side access leads to the driveway and the single garage. There is a side access either side the property, one having a wooding personal gate and the other accessed from a tarmacadamed driveway which provides parking for 3 plus vehicles.

### Single Garage

With up and over door, concrete floor, power and lighting.



## At a glance...

- Open Plan Kitchen/Dining Room 6.0m x 3.1m (19' 8" x 10' 2")
- Lounge 3.5m x 6.0m (11' 6" x 19' 8")
- Master Bedroom 3.5m x 3.8m (11' 6" x 12' 6")
- Bedroom 2. 3.0m x 3.1m (9' 10" x 10' 2")
- Bedroom 3. 3.0m x 3.1m (9' 10" x 10' 2")
- Bedroom 4. 3.0m x 2.1m (9' 10" x 6' 11")

## And there's more...

## 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.