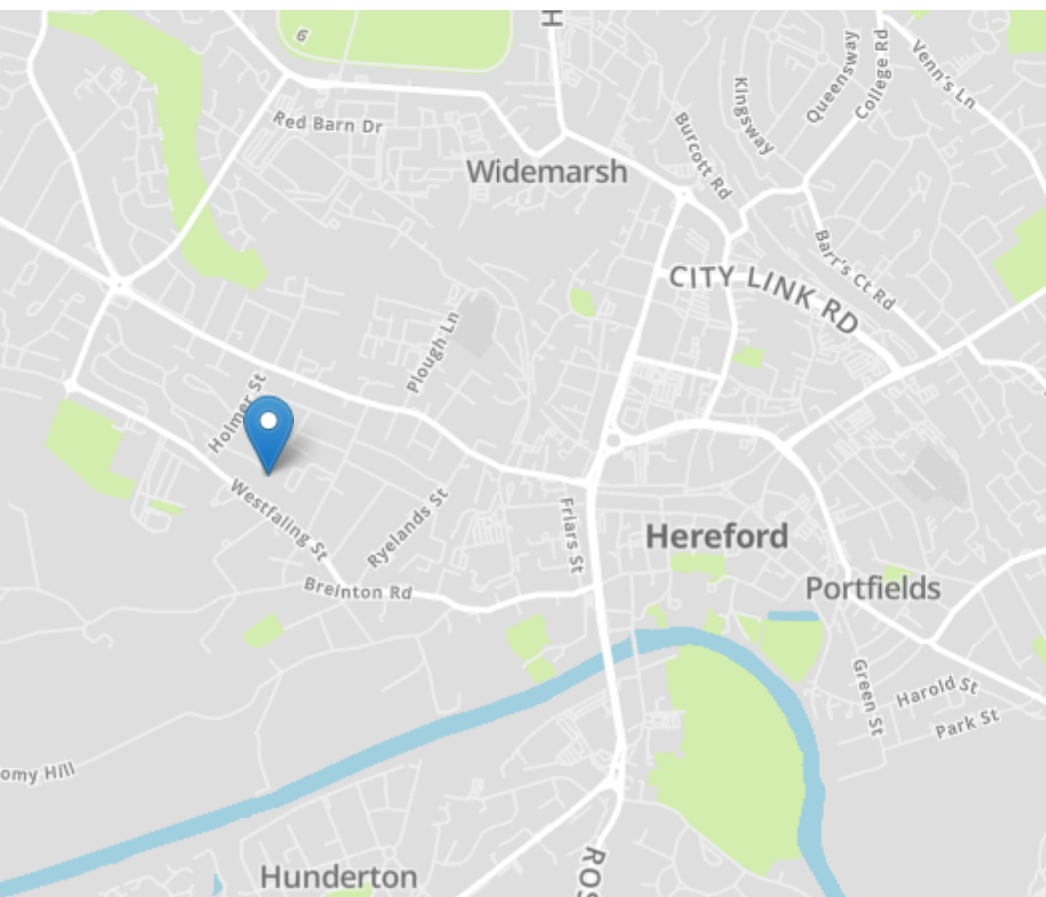




DIRECTIONS

Proceed west on Barton Road for approx. 0.3miles; continue onto Breinton Road for another 0.3miles; turn slightly right onto Westfaling Street, and continue for approx. 0.4miles; turn right onto Holmer Street, and continue for approx. 230ft; turn right into Thompson Place, and after approx. 0.1mile, 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: ///insist.jukebox.figure



GENERAL INFORMATION

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)		
(69-80)	B	
(55-68)		
(39-54)	C	
(21-38)		
(1-20)	D	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

34 Thompson Place
Hereford HR4 0JP

£300,000



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- Three bedrooms
- Semi-detached
- Large garden plot
- Garage & Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



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

Overview

Located in a popular residential area of Hereford, a spacious three bedroom semi-detached property, which benefits from a lounge, a dining room, a kitchen, an under stairs WC, a conservatory, three bedrooms, a WC, a bathroom, a garage & off-roading parking, and a large garden plot to the rear with a lot of further potential.

Enjoying a good location on a quiet cul de sac set back from the main thoroughfare, this three-bedroomed semi-detached property is only a short stroll from a local shop and takeaway, and nearby there is a Tesco Express, petrol garage, supermarkets, public house, and schools.

GROUND FLOOR

Entrance Porch

1.8m x 1.25m (5' 11" x 4' 1")

The entrance comprises of: entry via a double glazed door to the front elevation; double glazed windows to the front and side elevations; a wall light point; tiled flooring; construction of part brick and part uPVC, and an internal wooden door to the entrance hall.

Entrance Hall

The entrance hall comprises of: tiled flooring; two ceiling light points; a wall thermostat; a central heating radiator; a carpeted stair case to the first floor landing; power points; an under stairs storage cupboard which houses the gas and electric meters; and, a door to an under stairs WC.

Understairs WC

The under stairs WC comprises of: lino flooring; a low level WC; a ceiling light and an extractor fan.

Lounge

4m x 3.425m (13' 1" x 11' 3") - MAXIMUM MEASUREMENT

The lounge comprises of: a large double glazed window to the front elevation; a television point; a telephone point; power points; a coal effect gas fire set within a chimney breast; a ceiling light point; wood effect laminate flooring; a central heating radiator, and an opening leading to the dining room.

Dining Room

2.775m x 3.785m (9' 1" x 12' 5")

The dining room comprises of: wood effect laminate flooring; a ceiling light point; a central heating radiator; power points, and double glazed internal patio sliding doors leading to the conservatory.

Conservatory

4.64m x 2.9m (15' 3" x 9' 6") - MAXIMUM MEASUREMENT

The conservatory comprises of: construction of part brick and part uPVC; lino flooring; a wall light point; a glass roof; double glazed french doors to the rear elevation, and a double glazed door to the side elevation.

Kitchen

3.9m x 2.675m (12' 10" x 8' 9") - MAXIMUM MEASUREMENT

The kitchen comprises of: tiled flooring; fitted wall units; fitted base units with roll top work surfaces over; a stainless steel sink and drainer with one bowl, and a mixer tap over; a four ring gas hob; a single chest height electric oven; space for further appliances; spotlights above; an internal glazed window to the conservatory; a double glazed door to the side elevation with obscure glass, and a central heating radiator.

FIRST FLOOR

First Floor Landing

The first floor landing comprises of: a central heating radiator; carpet flooring; a double glazed window to the side elevation, and a loft access above.

Bedroom One

3.6m x 3m (11' 10" x 9' 10")

Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; three sets of double doors to built-in wardrobes; a television point, and power points.

Bedroom Two

4m x 2.9m (13' 1" x 9' 6") - MAXIMUM MEASUREMENT

Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; power points, and an airing cupboard which houses the central heating Worcester Bosch combination boiler.

Bedroom Three

3m x 2.385m (9' 10" x 7' 10") - INTO STAIR BULKHEAD

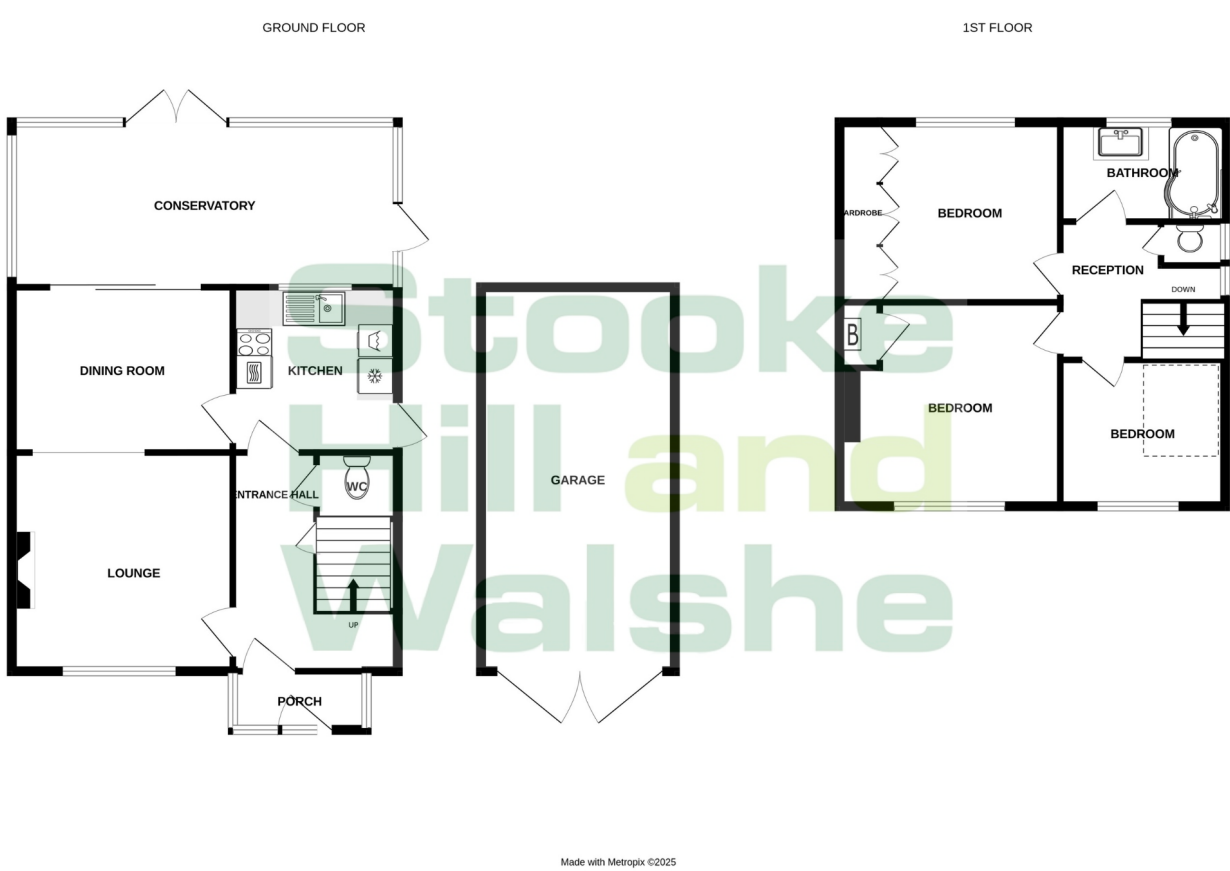
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator, and power points.

WC

The WC comprises of: a double glazed window to the side elevation with obscure glass; a ceiling light point; lino flooring; a low level WC, and fully tiled walls.

Bathroom

The bathroom comprises of: lino flooring; a ceiling light point;



a wall-mounted heater; a chrome towel radiator; a wash hand basin with a chrome mixer tap over, and vanity space beneath; a double glazed window to the rear elevation with obscure glass; and, a bath with a glass swivel screen, a mixer tap and electric shower over.

OUTSIDE

Front Approach

The front approach comprises of: a dropped curb allowing access over a pedestrian pathway onto a concrete driveway, providing parking for four+ vehicles; access to the garage; gated access to the side and rear gardens; front garden space with laid stone; a block wall to the front elevation; planted shrubbery, and a step up leading to the entrance porch.

Rear Garden

The rear garden comprises of: a large garden plot facing southeast with a lot of potential; fencing and hedging surround the boundary; a greenhouse; an outdoor tap; planted trees and shrubbery, and a side access to the front approach.

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.



At a glance...

✔ Entrance Porch: 1.8m x 1.25m (5' 11" x 4' 1")

Lounge: 4m x 3.425m (13' 1" x 11' 3") - MAXIMUM MEASUREMENT

Dining Room: 2.775m x 3.785m (9' 1" x 12' 5")

Conservatory: 4.64m x 2.9m (15' 3" x 9' 6") - MAXIMUM MEASUREMENT

Kitchen: 3.9m x 2.675m (12' 10" x 8' 9") - MAXIMUM MEASUREMENT

Bedroom One: 3.6m x 3m (11' 10" x 9' 10")

Bedroom Two: 4m x 2.9m (13' 1" x 9' 6") - MAXIMUM MEASUREMENT

Bedroom Three: 3m x 2.385m (9' 10" x 7' 10")

And there's more...

- ✔ Close to local amenities
- ✔ Walking distance to the city centre
- ✔ Lovely cul-de-sac position
- ✔ School catchment area