



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

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

Timaru, Newbury Park
Ledbury HR8 1AY

£289,950



DIRECTIONS

From our office continue on The Homend towards the railway station, turn left into Newbury Park where the property can be found at the bottom of the cul-de-sac.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	83
(39-54)	E	
(21-38)	F	59
(1-20)	G	
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.



- Set in a sought after residential location.
- A charming semi-detached house.
- Two Reception Rooms.
- Two Bedrooms.
- Useful Attic Room.
- Well Stocked South Facing Garden.
- A wealth of character feature throughout.

Hereford 01432 343477

Ledbury 01531 631177



Timaru

Situation and Description

Timaru is situated within the sought after Newbury Park cul-de-sac which is within easy walking distance to the town centre and railway station. The property offers a wealth of character features throughout and the accommodation comprises two reception rooms, conservatory, two bedrooms, well stocked, south facing garden.

In more detail the accommodation comprises:

Ground Floor

Porch

with windows to front and side, tiled flooring. Door to:

Sitting Room

11' 10" x 11' 0" (3.61m x 3.35m) with window to front, feature brick fireplace with tiled hearth (potential for open fire), original wooden flooring, radiator, power points, T.V point, door to:

Inner Hall

with window to side, quarry tiled floor, stairs to first floor. Door to:

Dining Room

11' 10" x 10' 10" (3.61m x 3.30m) with window to side, feature brick fireplace with original bread oven and wooden mantel over, radiator, power points, door to Understairs Storage Cupboard. Glazed door to:

Kitchen/Breakfast Room

11' 10" x 14' 0" max (3.61m x 4.27m max) with window to side, range of worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with oven under and stainless steel extractor hood over, eye level wall cupboards, space for washing machine and fridge/freezer, tiled splashbacks, power points, hatch to loft space, bifolding door to:

Cloakroom

with window to side, low flush w.c., wash basin.

Conservatory

7' 0" x 10' 8" (2.13m x 3.25m) with double doors to side opening onto the garden, power points.

First Floor

Landing

with power points, double doors to Airing Cupboard. Doors to:

Bedroom

11' 10" x 7' 11" (3.61m x 2.41m) with window to front, radiator, power points, double doors to built-in wardrobes.

Bedroom

7' 10" x 10' 11" (2.39m x 3.33m) with window to rear overlooking the garden, radiator, power points.

Bathroom

6' 11" x 9' 10" (2.11m x 3.00m) with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, tiled splashbacks.

Second Floor

Attic Room

12' 2" x 13' 2" (3.71m x 4.01m) accessed from the first floor landing via stairs, with window to rear, power points, useful eaves storage.

Outside

Approach

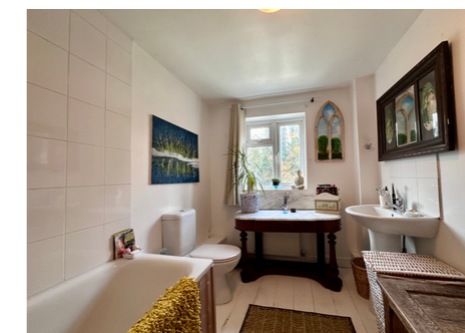
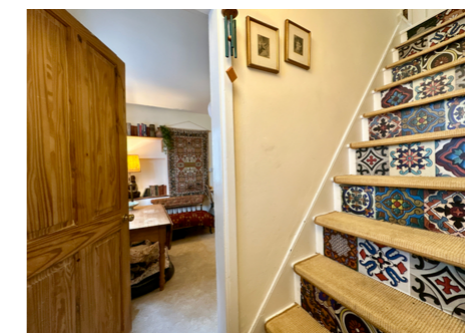
The property is approached from Newbury Park via a wrought iron gate with path leading to the front door with slated foregarden.

Garden

The rear garden can be accessed via a wooden side gate and forms a delightful feature of the property comprising a raised decked area with steps leading to a patio seating area surrounded by well stocked shrub and floral beds, and a Garden Shed. An archway gives access to an area with artificial lawn, a further decked area with large Garden Shed/Summer House. To the rear of the garden is a wooden gate giving easy access to the town trail. The garden is fenced on all sides.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- Sitting Room
11'10" x 11' (3.61m x 3.35m)
- Dining Room
11'10" x 10'10" (3.61m x 3.30m)
- Kitchen/Breakfast Room
11'10" x 14' max (3.61m x 4.27m max)
- Conservatory
7' x 10'8" (2.13m x 3.25m)
- Bedroom
11'10" x 7'11" (3.61m x 2.41m)
- Bedroom
7'10" x 10'11" (2.39m x 3.33m)
- Bathroom
6'11" x 9'10" (2.11m x 3m)
- Attic Room
12'2" x 13'2" (3.71m x 4.01m)

And there's more...

- Charming Semi-Detached House.
- Two Reception Rooms.
- Conservatory.
- Two Bedrooms.
- South Facing Garden.
- Wealth of Character Features.