



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

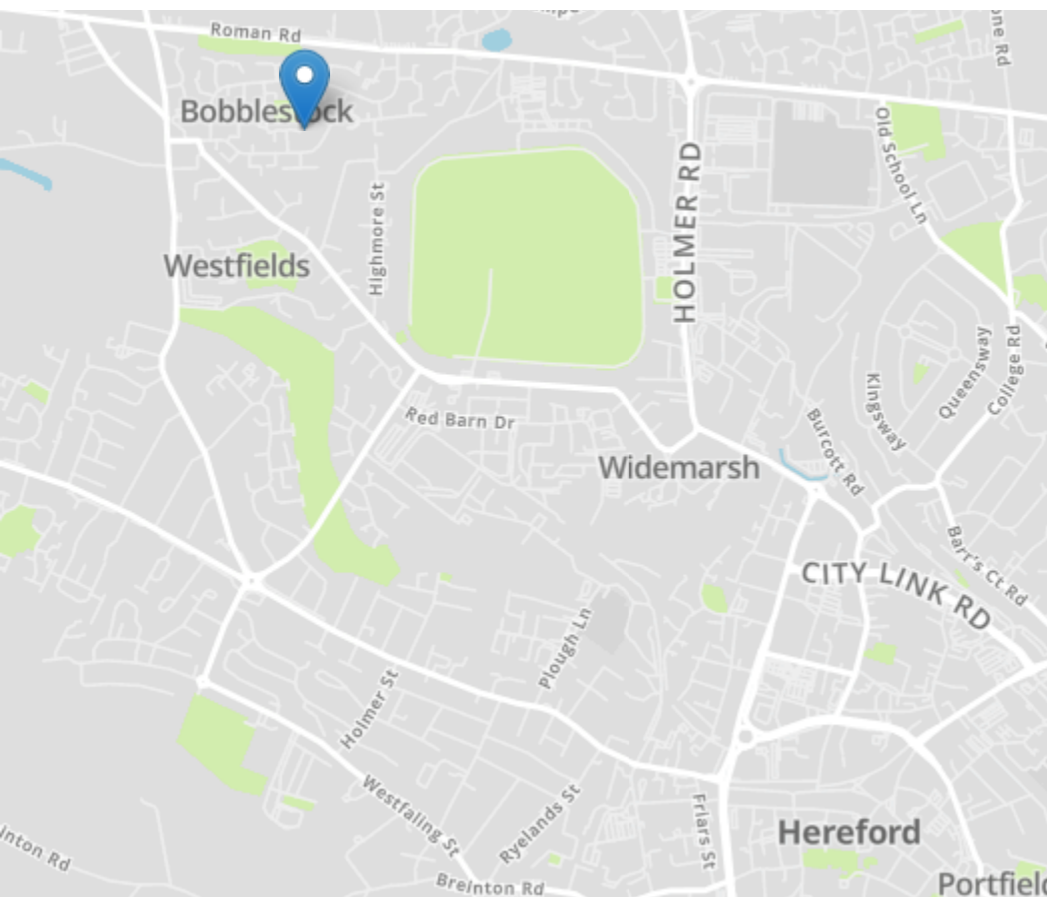
14 Doncaster Avenue
Hereford HR4 9TE

£260,000



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elm Road, turn right onto Sandown Drive and then turn left onto Doncaster Avenue and the property can be found around to the right hand side of the cul-de-sac, as indicated by the Agents For Sale board. For those who use 'What3words'///sung.soccer.human



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

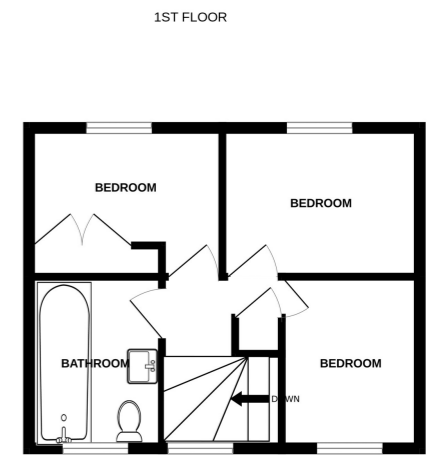
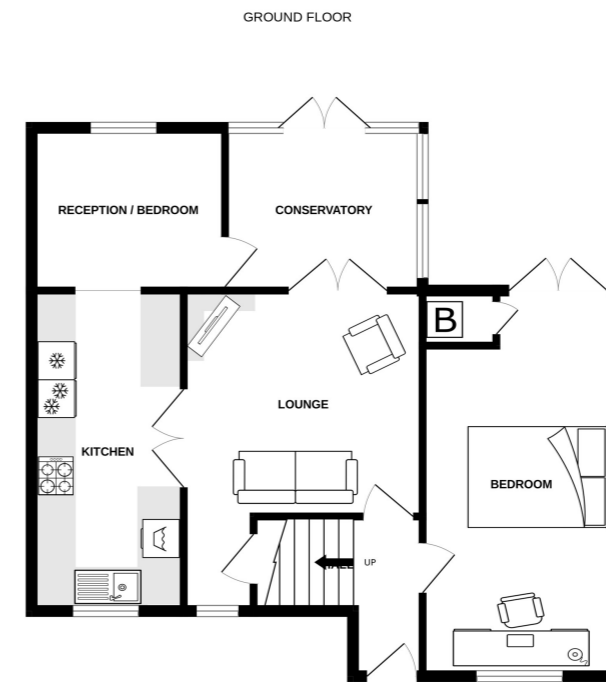
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



- Extended 4/5 bedroom link detached • Conservatory • 2 ground floor bedrooms • Originally an HMO rental • Gas central heating and double glazing

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

An extended 4/5 bedroom linked detached property in a quiet cul-de-sac, in need of full updating, once registered as a HMO rental and Offering gas central heating, double glazing, 2 bedrooms to the ground floor, conservatory, large kitchen, lounge, 3 further bedrooms, bathroom, interlink fire alarm, off road parking, gardens to front and rear.

Located in the popular Bobblestock neighbourhood on a quiet cul-de-sac, this property offers a comfortable and inviting living space ideal for families, and is conveniently situated on the northwestern outskirts of the vibrant City of Hereford. Within a short walk, you will find a local convenience store, supermarket, GP surgery and pub, along with schools, a chip shop, pharmacy and Hereford racecourse. The property is also near a bus route to the city and is enviably positioned next to playing fields and close to open countryside.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

With ceiling light point, lino floor, radiator, electrical consumer unit, and interlink fire alarm system. Door to:

Lounge

4.0m x 4.2m (13' 1" x 13' 9")
With laminate flooring, ceiling light point, TV and telephone points, understairs storage cupboard with recess, double glazed window to the front elevation, radiator, and power points. Door to:

Door to:

Kitchen

5.25m x 2.2m (17' 3" x 7' 3")
Stretching the whole length of the property and being of a good size, comprising:
A fitted kitchen with wall and base units, roll top working surfaces, stainless sink and drainer with mixer tap over, space and plumbing for washing machine, integrated electric oven and integrated 4 ring gas hob, cooker hood over, space for fridge/freezer, two ceiling points, interlink smoke alarm and double glazed window.
Extension at the rear of the kitchen creates;

Bedroom 5

3.1m x 3.0m (10' 2" x 9' 10")
With double glazed window to the rear elevation, power points, ceiling light point and interlink smoke alarm. From the lounge internal french doors with integral glass opening through to:

Conservatory

3.1m x 3.0m (10' 2" x 9' 10")
This is situated between ground floor bedroom 5 and the lounge.
With corrugated sheets on the roof, part brick and part uPVC construction, double glazing, radiator, 2 wall lights, carpet flooring and power.
From the entrance hall a door leads to:

Garage Conversion Bedroom 4

2.5m x 5.125m (8' 2" x 16' 10")
With radiator, telephone point, carpet flooring, ceiling light point interlink fire alarm, wealth of power sockets, double glazed french doors opening onto rear garden, double glazed window to the front elevation, heating boiler cupboard with ceiling light point, and housing the central heating boiler.

From the entrance hall a stairs with fitted carpet leads to:

FIRST FLOOR

Landing

Having double glazed window to the front elevation, storage/airing cupboard housing the immersion heater, storage shelving, loft access and ceiling light point. Door to:

Bedroom 1

3.0m x 3.179m (9' 10" x 10' 5")
With carpet tiles, ceiling light point, fitted wardrobe with sliding doors, integral mirror, radiator, power points, and double glazed window to the rear elevation which faces east.

Bedroom 2

3.0m x 3.2m (9' 10" x 10' 6")
With double glazed window to the rear elevation facing east, radiator, exposed floorboards, and ceiling light point.

Bedroom 3

2.7m x 2.2m (8' 10" x 7' 3")
With stair bulk head, fitted carpet tiles, power points, interlink smoke alarm ceiling light point, and double glazed window to the front elevation overlooking the cul-de-sac.

Bathroom

With lino flooring, ceiling light point, double glazed obscured glass to the front elevation, low level WC, wash hand basin with hot and cold tap over, bath with hot and cold tap over and electric shower unit over with glass folding screen, and radiator.

OUTSIDE

The property is approached over a gravelled driveway, where there is parking for 2 vehicles and from here fencing separates the boundary and from here a small lawned area and shrubbery. An outdoor storage cupboard houses the electrical meter and mains gas meter. There is an outdoor tap, and from here a concrete side path with timber gate giving access to the rear garden. At the rear there is a lawned area, shrubbery, trees, and storage shed with fencing surrounding the boundary.

AGENTS NOTE

This property was previously a HMO and the past licence to rent offered it as a registered 5 bedroom rental. Likely to be used as a 4 bedroom home.



At a glance...

- Lounge 4.0m x 4.2m (13' 1" x 13' 9")
- Kitchen 5.25m x 2.2m (17' 3" x 7' 3")
- Ground floor Bedroom 5. 3.1m x 3.0m (10' 2" x 9' 10")
- Garage conversion Bedroom 5. 2.5m x 5.125m (8' 2" x 16' 10")
- Bedroom 1. 3.0m x 3.179m (9' 10" x 10' 5")
- Bedroom 2. 3.0m x 3.2m (9' 10" x 10' 6")
- Bedroom 3. 2.7m x 2.2m (8' 10" x 7' 3")

And there's more...

- Popular residential area
- Close to local amenities

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.