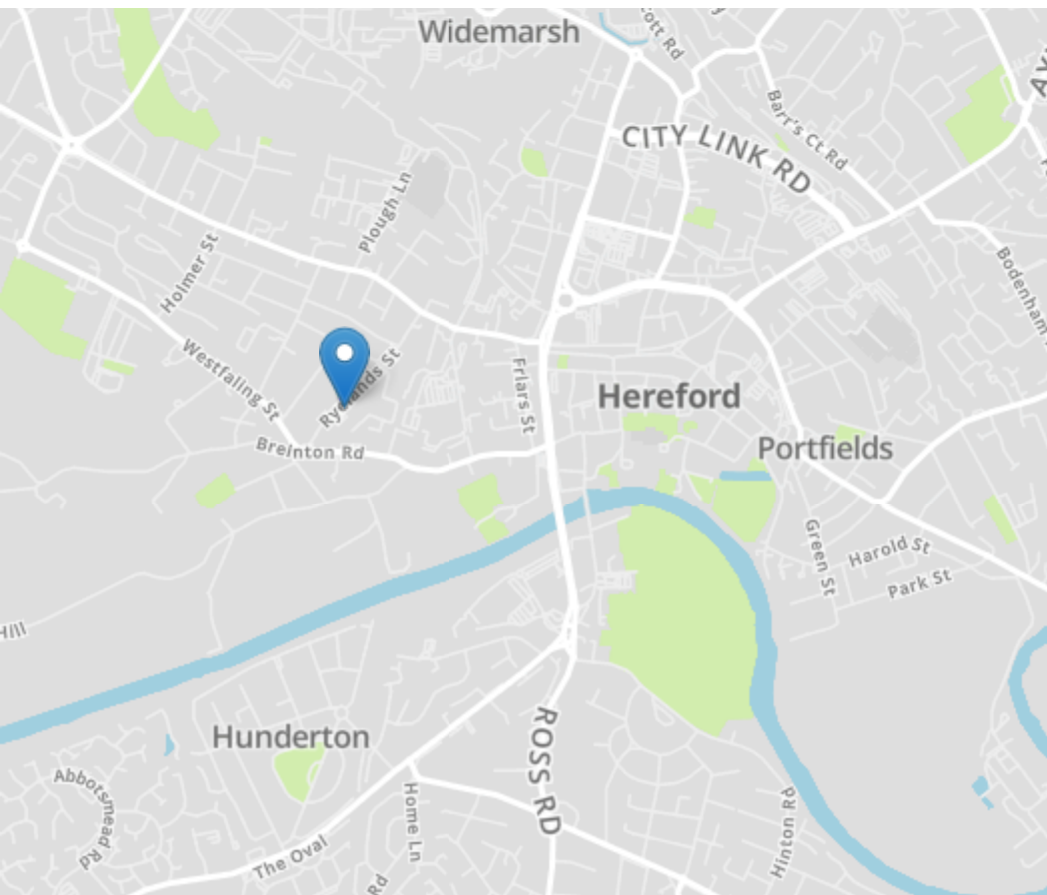




**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, after the traffic lights turn left onto Ryelands Street and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use "What3words" //voters.mount.glad



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax "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

31 Ryelands Street  
Hereford HR4 0LN

**£279,950**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



• No onward chain • Full gas central heating • Double glazing • Three bedroom semi detached house • Cellar

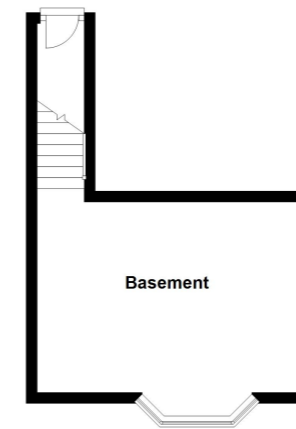
**Hereford 01432 343477**

**Ledbury 01531 631177**

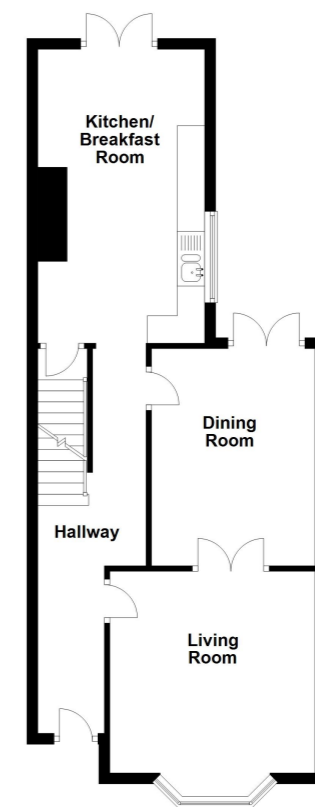




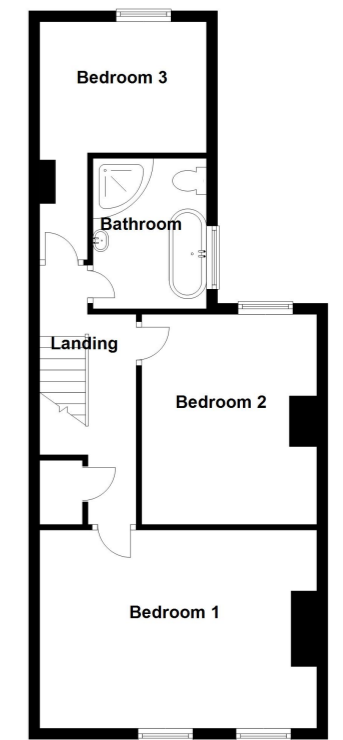
**Basement**  
Approx. 19.8 sq. metres (212.8 sq. feet)



**First Floor**  
Approx. 55.0 sq. metres (592.5 sq. feet)



**Second Floor**  
Approx. 54.4 sq. metres (585.7 sq. feet)



Total area: approx. 129.2 sq. metres (1391.0 sq. feet)

## OVERVIEW

Pleasantly located in the highly sought after residential locality within easy walking distance of Hereford City, this period, three bedroom semi detached Victorian town villa offers spacious planned accommodation ideal for a family, benefitting from full gas central heating and double glazing, this property is offered for sale with no onward chain. Close to the property are a host of amenities to include a choice of shops, schools church, public house and for those who require there is a regular bus service to the city.

In more detail the property comprises of:

### Recessed Entrance Porch

Double glazed front door leads to:

### Reception Hall

With radiator and ornate coving.

Strip pine door leads to:

### Sitting Room

3.70m x 4.46m (12' 2" x 14' 8") into bay window.

With feature brick fireplace with raised open hearth, dado rail, radiator, power points, coving and double glazed bay window with outlook to the front.

Double doors open through to:

### Dining Room

4.12m x 3.0m (13' 6" x 9' 10")

Original strip pine flooring, feature brick fireplace, dado rail, radiator, double glazed french doors opening to rear garden.

### Kitchen/Breakfast Room

3.0m x 5.34m (9' 10" x 17' 6")

Fitted with a range of modern units, comprising 1.5 bowl sink with drawers and cupboards below, adjacent laminated working surface with drawers and cupboards, 4 ring ceramic hob with oven below and extractor canopy over, range of eye level wall cupboards, recess for fridge freezer, dresser type unit, integrated store cupboard and glazed french door giving access to rear patio and garden.

Door to:

### Cellar

3.46m x 5.86m (11' 4" x 19' 3")

The cellar houses the electricity and gas meters and has been dry lined and recently skimmed and is ideal for storage and an occasional room with light being provided by a skylight at the front.

Strip pine stairs from reception hall leads to:

## FIRST FLOOR

### Landing

With additional light being provided by a skylight and walk-in storage/linen storage.

### Bedroom 1

3.76m x 4.87m (12' 4" x 16' 0")

With radiator and dual double glazed windows to the front.

### Bedroom 2

4.09m x 3.0m (13' 5" x 9' 10")

With radiator, power points and double glazed window with outlook to rear.

### Bedroom 3

3.06m x 4.22m (10' 0" x 13' 10")

With radiator, cupboard housing the Worcester gas fired combination boiler serving domestic hot water and central heating and strip pine flooring and double glazed window with outlook to rear.

### Bathroom

Fitted with a claw and ball jacuzzi style bath, low flush WC, corner shower with tiled surround and folding glazed door, ceramic circular sink on a glass shelf, mixer tap over and inset ceiling downlighters.

## OUTSIDE

The property is approached from the front with access up to the front door and access down the side of the property leads to the rear where there is a good size garden area and bounded by timber slatted fencing on either side and at the bottom by brick walling and from here there is a lawned garden area with a patio leading directly off the rear of the property and this provides a blank canvas to be further improved by an incoming purchaser.



## At a glance...

- Sitting room 4.46m x 3.70m (12'2" x 14'8")
- Dining room 4.12m x 3.0m (13'6" x 9'10)
- Kitchen/breakfast 3.0m x 5.34m (9'10" x 17'6")
- Cellar 3.46m x 5.86m (11'4" x 19'3")
- Bedroom 1. 3.76m x 4.87m (12'4" x 16'0)
- Bedrom 2. 4.09m x 3.0m (13'5" x 9'10")
- Bedroom 3. 3.06m x 4.22m (10' x 13'10)

## And there's more...

- Close to local amenities
- Popular residential area
- 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.