



16 Doncaster Avenue  
Hereford HR4 9TE

**£300,000**

**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

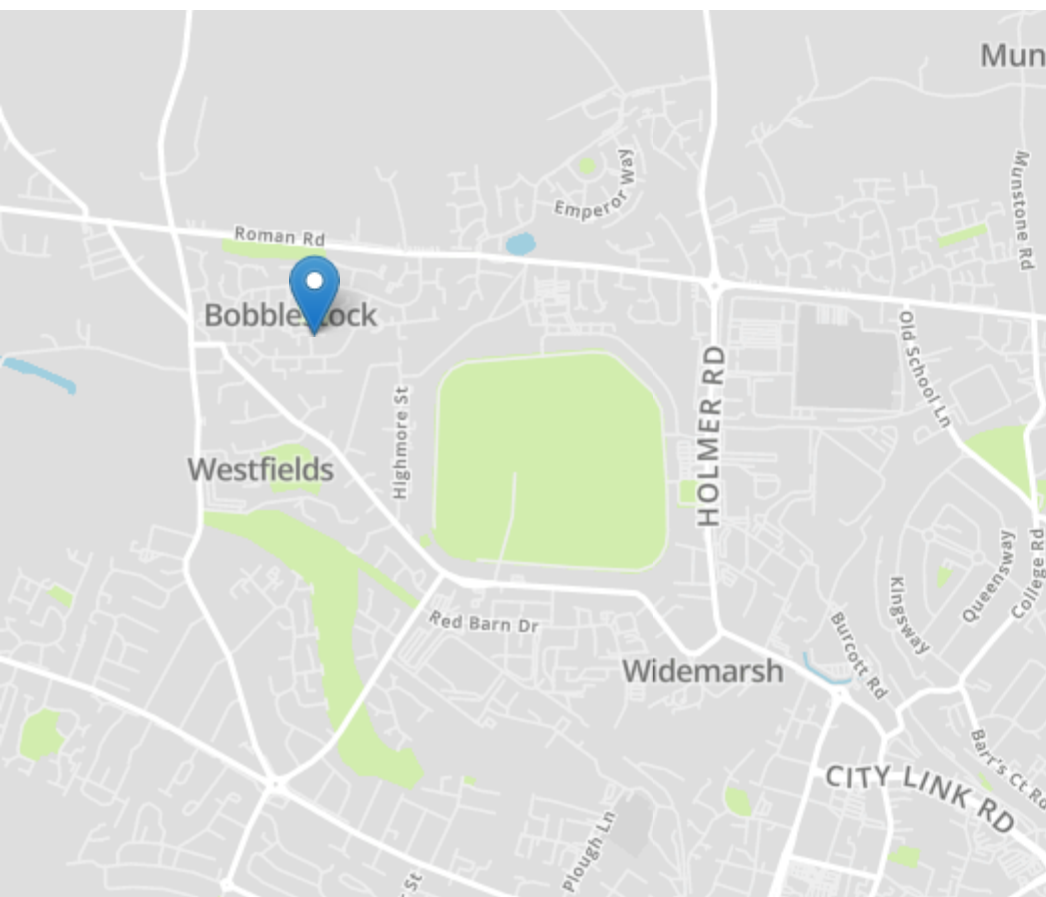
FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm



**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, left onto Doncaster Avenue, bearing around to the right and the property is at the end of the cul-de-sac on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///backs.jolly.loudly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	60
(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.

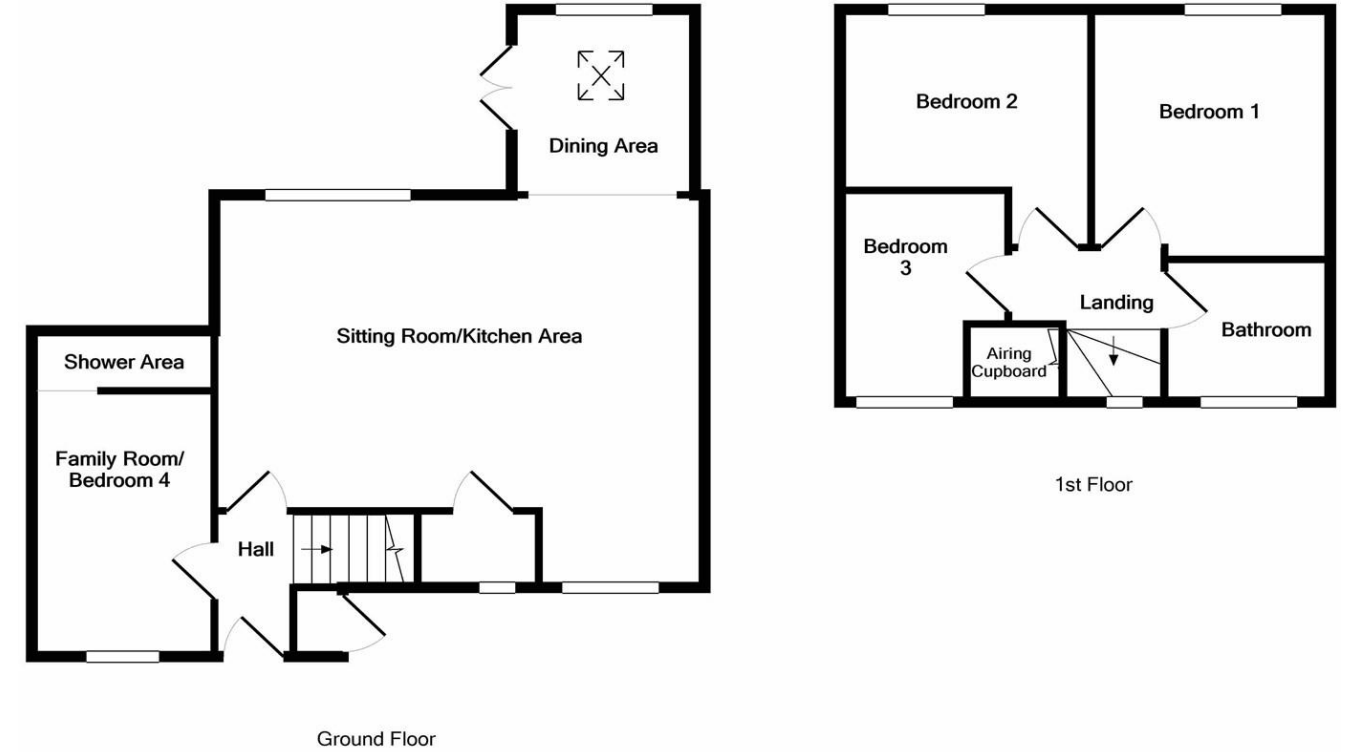


- Three/four bedroom link detached property
- Downstairs bedroom 4 with shower off
- Detached Garage and parking
- Off Road Parking
- Modernised Throughout

Hereford 01432 343477

Ledbury 01531 631177





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## OVERVIEW

This three/four bedroom link detached property offers open plan living and comprises, entrance hall, open plan sitting room/kitchen, dining area, cloakroom, ground floor family room/bedroom four with shower room off, three bedrooms and bathroom on the first floor, garden and garage.

Situated in the popular residential area of Bobblestock where there is an array of amenities including supermarket, Doctors surgery, one stop shop, takeaway, chemist, local walks on Hereford racecourse, leisure centre, schools and a regular bus service to the City.

In more detail the property comprises:

Double glazed panelled front door leads to:

### Entrance Hall

Having tiled flooring.  
 Door to:

### Open Plan Kitchen/Living Area

5.38m x 6.148m (17' 8" x 20' 2")

#### Kitchen Area:

Recently re-fitted comprising a range of base units with soft close cupboards and drawers, quartz working surfaces, Zanussi integrated microwave, tiled surround, matching eye level cabinets, Frank Belfast style 2 bowl stainless steel sink unit with mixer tap, Zanussi integrated fan assisted double oven at chest height, Zanussi induction hob, Bosch cooker hood over, Beko integrated dishwasher, integrated washing machine and freezer, inset spotlights, drop down feature lighting over a base unit, breakfast bar with space for seating, tiled flooring throughout, and double glazed window to the front aspect.

#### Living Area:

Having double glazed window to rear, oak feature beam, TV point, under stairs storage cupboard and tiled flooring.

### Dining Area

2.29m x 2.46m (7' 6" x 8' 1")

Having radiator, tiled flooring, double glazed window to the rear, Velux window, and double glazed French doors which open on to the rear garden.

### Cloakroom

With low level WC, wash hand basin with mixer tap and tiles over, tiled flooring and double glazed obscured glass window to front elevation, telephone point, and power point.

From the entrance hall door leads to:

### Family Room/Bedroom 4

2.34m x 3.56m (7' 8" x 11' 8")

With double glazed window to the front, radiator, and TV point.

Opening through to:

### Ground Floor Shower Room

With shower cubicle with shower over, shower board, heated towel rail, and tiled flooring.

Stairs from the reception hall lead to:

## FIRST FLOOR

### Landing

Having double glazed window to front aspect, access hatch to loft space, and door to airing cupboard.

Door to:

### Bedroom 1

3.02m x 3.33m (9' 11" x 10' 11")

Having double glazed window to rear, radiator and TV point.

### Bedroom 2

2.44m x 3.02m (8' 0" x 9' 11")

Having double glazed window to rear and radiator.

### Bedroom 3

2.11m x 2.72m (6' 11" x 8' 11")

Having double glazed window to the front and radiator.

### Bathroom

With a white suite comprising feature bath with mixer tap and shower attachment, vanity wash hand basin with drawers below and low level WC, together with part tiled walls, radiator, extractor, inset spotlights, tiled flooring and double glazed window to the front aspect.

### OUTSIDE

The property is approached over a shared driveway onto gravelled driveway, which in turn leads to the detached garage. A side path with gate gives access to the rear garden which is enclosed by fencing providing a percentage of privacy. At the rear there is a patio area, and from here a lawned area and storage shed.

### Detached Garage

With electric roller door, power and lighting.



## At a glance...

- Open plan kitchen/living Area 5.38m x 6.148m (17' 8" x 20' 2")
- Dining Area 2.29m x 2.46m (7' 6" x 8' 1")
- Downstairs bedroom 4/family room 2.34m x 3.56m (7' 8" x 11' 8")
- Bedroom 1. 3.02m x 3.33m (9' 11" x 10' 11")
- Bedroom 2. 2.44m x 3.02m (8' 0" x 9' 11")
- Bedroom 3. 2.11m x 2.72m (6' 11" x 8' 11")

## And there's more...

- Popular residential area
- Close to local amenities
- Beautifully presented

## 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.