

161 Hinton Road
Hereford HR2 6BW

Offers over £150,000



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

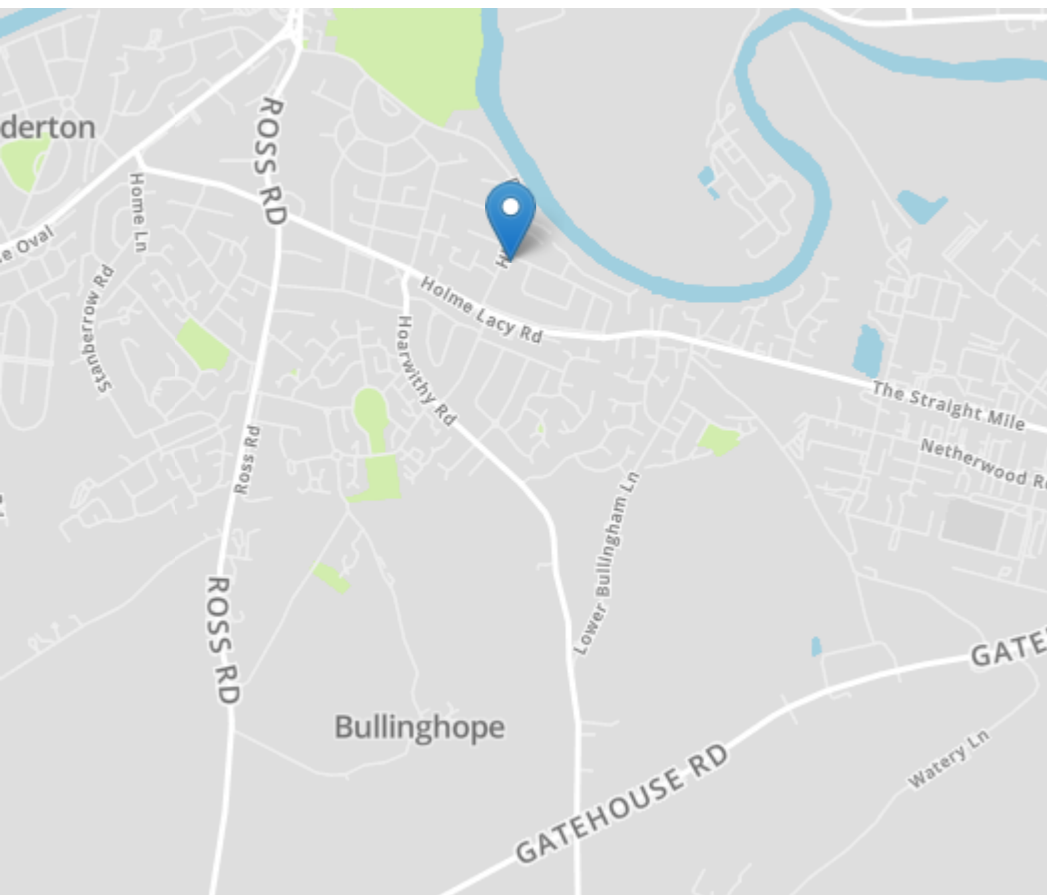
SAT (Remotely) 9.00 am - 12:30 pm

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.



DIRECTIONS

From Hereford City proceed south on A49 towards Ross Road, turn left onto Hinton Road, at the roundabout continue straight staying on Hinton Road, at the roundabout take the first exit and the period black and white property can be found on the left hand side. For those whose use "What3words" ///proper.stick.goals



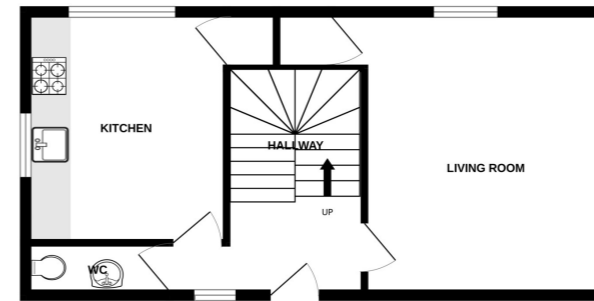
• Black and white detached period property • In need of complete updating throughout. • Small garden with brick wall boundary

Hereford 01432 343477

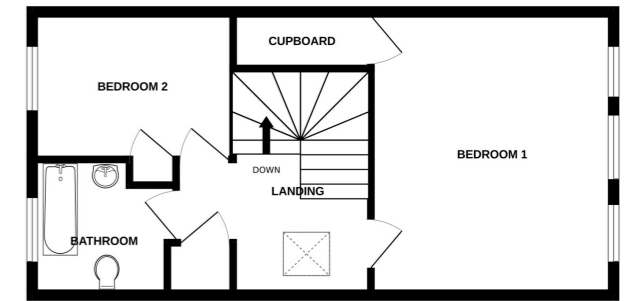
Ledbury 01531 631177



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.
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OVERVIEW

Situated 1 mile south of Hereford City, this two bedroom grade 2 listed detached, character black and white property offers ideal accommodation for an incoming purchaser to make their own mark. The property comprises living room, kitchen, two bedrooms, bathroom and a small garden to the rear.

The property lies only 15 minutes walk from the City Centre via pedestrian and off-road cycle routes through the Castle Green and King George V playing fields, open green spaces offering swimming and an array of activities. Close-by are various amenities including Post Office, one stop shops, takeaways, superstore and for those who require it a regular bus service to the City. In more detail the property comprises:

Canopy Entrance Porch

With light.
Wooden front leads to:

Entrance Hall

With tiled floor, power points, wall light points, radiator and under stairs storage cupboard.
Door leads to:

Living Room

4.35m x 4.43m (14' 3" x 14' 6") into recess. Having three windows, two radiators, exposed wooden beams and laminate flooring. Central heating radiator
From the hall door leads to:

Cloakroom

Having tiled floor, low level WC, wash hand basin, wall light points, ceiling light point, exposed wooden beams and window.

Kitchen

3.5m x 3.16m (11' 6" x 10' 4")
Having an older style kitchen with fitted wooden working surfaces, Belfast sink, mixer tap over, a selection of wall and base units, built-in gas oven with electric 4 ring over, space and plumbing for washing machine and space for under worktop fridge/freezer, windows to both side and front, ceiling light points, wooden door to pantry cupboard with light, electric point, shelving, and telephone point.

From the entrance hall stairs leads to:

FIRST FLOOR

Landing

Having exposed wooden beams, character floorboards, skylight, radiator and telephone point.
Door to:

Bedroom 1

3.7m x 4.7m (12' 2" x 15' 5")
Having exposed character floorboards, ceiling light point, three windows to the side elevation, radiator, telephone point and power points.
Door to:

Cupboard/Wardrobe

1.08m x 1.8m (3' 7" x 5' 11")
Having exposed beams.

Bedroom 2

2.3m x 3.11m (7' 7" x 10' 2")
Having ceiling and wall light points, plumbing and space for wash hand basin with tiles over, radiator, window and built-in storage unit.

Bathroom

Having exposed character floorboards, pine door, window to side, wash hand basin with light and shaver point over, bath with mixer taps over, low flush WC, radiator, part tiled walls and ceiling light point.

OUTSIDE

The property is accessed via a side gate with a concrete path which leads to the side entrance. The south facing garden has a wealth of shrubbery, yet secured by brick walls and fencing surround. The garden also has a storage shed.



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...

- Living Room 4.35m x 4.43m (14'3" x 14'6")
- Kitchen 3.5m x 3.16m (11'6" x 10'4")
- Bedroom 1. 3.7m x 4.7m (12'2" x 15'5")
- Small room/wardrobe 1.08m x 1.8m (3'7" x 5'11")
- Bedroom 2. 2.3m x 3.11m (7'7" x 10'2")

And there's more...

- Character period property
- Close to amenities
- Walking distance to City centre