



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band '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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

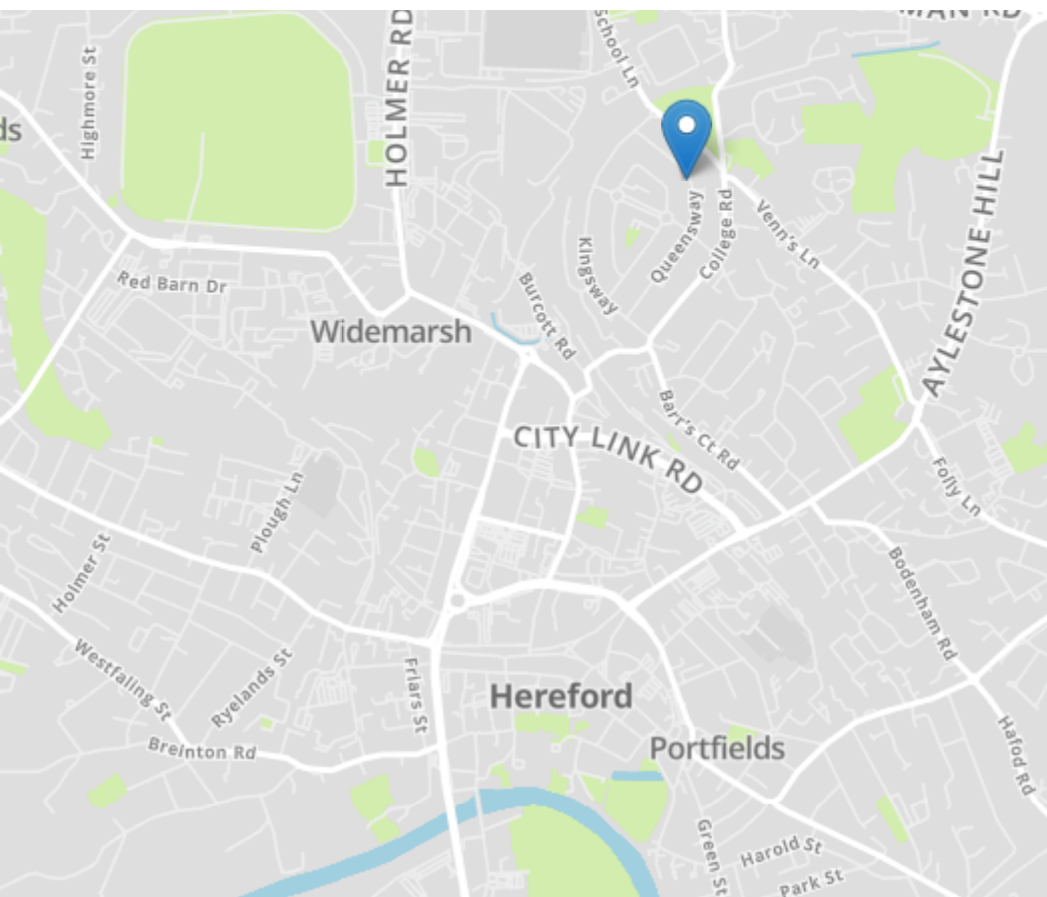
109 Queensway  
Hereford HR1 1HQ

**£210,000**



**DIRECTIONS**

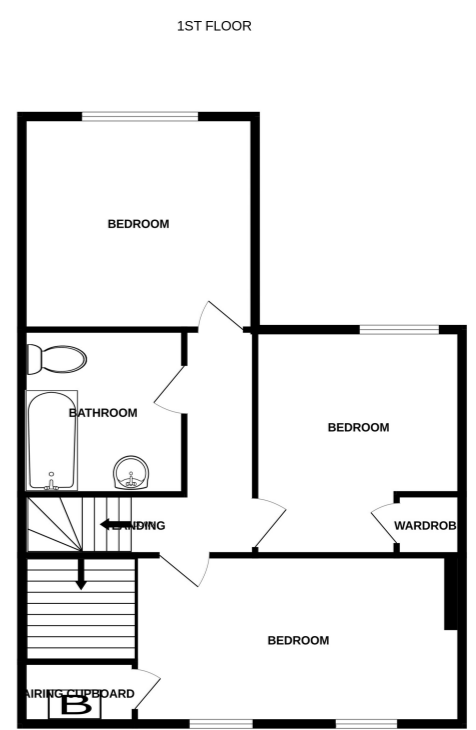
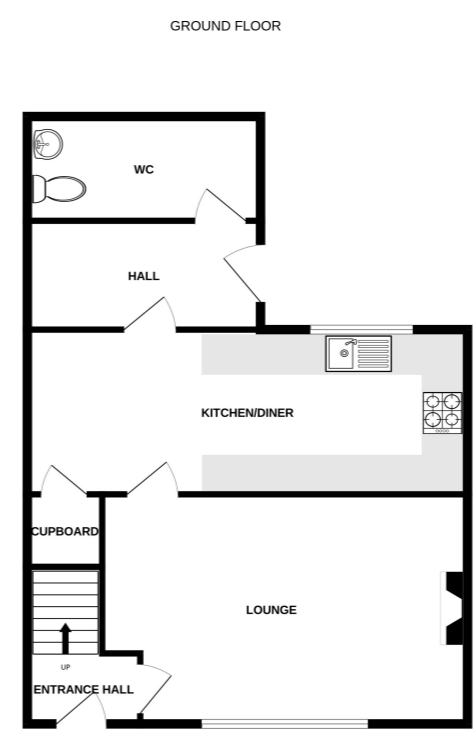
From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the second exit onto Farriers Way, turn right onto Burcott Road, left staying on Burcott Road, at the roundabout take the first exit onto College Road, turn left onto College Green, first right onto Queensway and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use "What3words" //Soccer.turkey.raves



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 87        |
| (69-80)                                     | <b>C</b> | 73      |           |
| (55-68)                                     | <b>D</b> |         |           |
| (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.





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## OVERVIEW

Situated in a popular residential area, an extended three bedroom extended mid terraced property which benefits from kitchen/dining/breakfast area, lounge, downstairs rear hall/boot store, downstairs WC, 3 bedrooms, family bathroom and gardens to front and rear.

Located within walking distance to Hereford City centre, approximately 1.5 miles northeast of the city, this property is ideal for a family or investment purposes, with amenities near-by to include takeaway, shops/post office, one stop store, train station, hospital, colleges, schools and for those who require it, a bus service to the City itself.

In more detail the property comprises:

Double glazed door, with integral obscured glass, at the front elevation leads to:

### Small Entrance Hall

With carpet flooring, radiator, and intercom camera and ring bell system.

Door to:

### Lounge

4.25m x 4.0m (13' 11" x 13' 1")

Having double glazed window to the front elevation, radiator, gas fired coal effect fire, laminate flooring, ceiling light point, a wealth of power sockets, and TV point.

### Kitchen/Dining/Breakfast

5.2m x 2.85m (17' 1" x 9' 4")

With double glazed window to rear elevation, lino flooring, ceiling light point, radiator, under stairs storage cupboard, Ethernet point, fitted base and wall units, roll top working surfaces, space for gas cooker, stainless steel sink and drainer, hot and cold tap over, space and plumbing for washing machine, space for fridge/freezer, and tumble dryer.

Door to:

### Separate Hall Space

2.25m x 1.25m (7' 5" x 4' 1")

An ideal storage area and having power sockets, space for American style fridge/freezer, tumble dryer and double glazed door and window panel to side elevation to rear garden.

Door to:

### Downstairs WC

With further potential as being transformed into a shower/wet room, radiator, lino flooring continued from separate hall area, low level WC, wash hand basin with hot and cold tap, splash tiling to one wall, and extractor fan with ceiling light point.

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

## FIRST FLOOR

### Landing

With wall light, carpet flooring, radiator, ceiling light point, and loft access with drop down ladder to a well insulated loft,

### Bedroom 1

4.2m x 3.0m (13' 9" x 9' 10")

With two double glazed windows to the front elevation, radiator, laminate flooring, ceiling light point, and storage cupboard/wardrobe space/airing cupboard housing the central heating combi boiler.

### Bedroom 2

3.6m x 2.7m (11' 10" x 8' 10")

With radiator, power points, ceiling light point with dimmer switch, TV and internet points, and cupboard/wardrobe with shelving.

### Bedroom 3

2.1m x 3.0m (6' 11" x 9' 10")

With ceiling light on a dimmer switch, radiator, laminate flooring, and double glazed window to the rear elevation overlooking the rear garden.

### Bathroom

With lino flooring, low level WC, bath with hot and cold tap, electric shower unit over, wash hand basin with hot and cold tap over, radiator, ceiling light point and ceiling point extractor fan.

## OUTSIDE

At the front of the property there is a gated entrance, which in turn with a steps leads to the front door and the front garden there is a wooden fence to the front and side and a hedge line to the other side, and the front garden is of low maintenance with flower and shrubbery borders. To the rear of the property which is accessed via the double glazed door in the rear hall extension, with steps down to a concrete seating area, concrete path leading to the back of the garden with slabs leading to a garden store/shed, lawned areas with fencing surrounding the perimeter boundary area and this is a southwesterly facing garden. This property has a right of access being a mid terrace across the neighbouring property.



## At a glance...

- Lounge 4.25m x 4.0m (13' 11" x 13' 1")
- Kitchen 5.2m x 2.85m (17' 1" x 9' 4")
- Separate hall space 2.25m x 1.25m (7' 5" x 4' 1")
- Bedroom 1. 4.2m x 3.0m (13' 9" x 9' 10")
- Bedroom 2. 3.6m x 2.7m (11' 10" x 8' 10")
- Bedroom 3. 2.1m x 3.0m (6' 11" x 9' 10")

## And there's more...

- Close to local amenities
- Popular residential area
- Walking distance to train station, colleges, hospital

## 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.