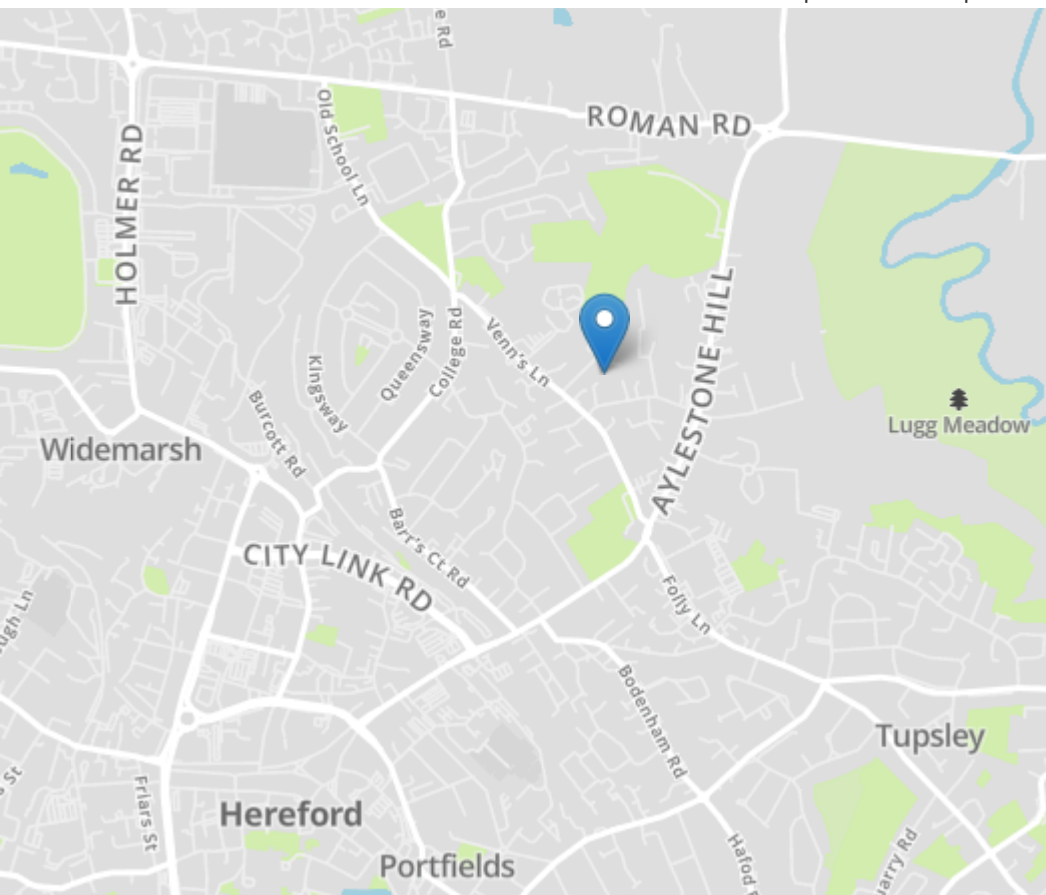




## DIRECTIONS

From Hereford City proceed north onto A49 Edgar Street, at the traffic lights take the A465, at the next traffic lights turn left onto Widemarsh Street, at the next roundabout take the 2nd exit staying on Widemarsh Street which in turn flows onto Burcott Road, at the next roundabout take the first exit onto College Road, at the traffic lights turn right onto Venns Lane, turn left onto Loder Drive, at the junction turn right and the property can be found on the right hand side as indicted by the Stooke Hill and Walshe For Sale Board. For those who use "What3words"///pose.bake.soup



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### Outgoings

Council tax band 'E'

### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	71	78
	EU Directive 2002/91/EC	

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.

22 Loder Drive  
Hereford HR1 1DS

£400,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177





A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

#### OVERVIEW

Situated in in an established and very popular residential area, just off Venns Lane in the Aylestone Hill area of Hereford City this detached bungalow offers accommodation as follows: lounge/dining room, kitchen, conservatory, 4 bedrooms, bathroom, separate WC, garage, gardens and off road parking.

NO ONWARD CHAIN AND PROBATE HAS BEEN GRANTED.

Being close to the City and its vast array of amenities, and only a 10 minute walk for those who enjoy walking, but alternatively having further amenities to include; schools, colleges, hospitals, train station, and a regular bus service to the city itself.

In more detail the property comprises:

Steps lead up to the double glazed french doors leading to:

#### Entrance Porch

1.0m x 3.6m (3' 3" x 11' 10")

With double glazed window panels either side the door with far reaching countryside views to the north of Hereford, internal single glazed windows, laminate flooring, ceiling light point, electrical consumer unit, and door to cupboard ideal storage for coats, and also houses a telephone point.

Internal single glazed door leads to:

#### Lounge/Dining Room

6.5m x 7.113m (21' 4" x 23' 4")

An 'L' shape room comprising

Lounge Area:

With carpet flooring, ceiling light point, radiator, coal effect gas fire, TV, telephone point, and single glazed window to the side elevation.

Dining Area:

With carpet flooring, ceiling light point, double glazed window to the side elevation, radiator, power points, and single

glazed door leads to the kitchen.

Double glazed sliding patio doors lead to:

#### Conservatory

2.5m x 3.75m (8' 2" x 12' 4")

With tiled flooring, fitted blinds to the ceiling and to all the double glazed windows, TV point, power points, and double glazed french doors opening onto a patio seating area at the side elevation and the garden beyond.

#### Kitchen

3.25m x 3.65m (10' 8" x 12' 0")

With laminate flooring, spot lights, fitted kitchen with soft close drawers, wall and base units, space and plumbing for washing machine machine, space and plumbing for dishwasher, Franke 1.5 bowl stainless steel sink with drainer and mixer tap over, LED feature light under the wall units, cooker hood, space for electric/gas oven, roll top working surfaces, tower unit with integrated fridge/freezer, double glazed window to the side elevation, double glazed obscured glass door leading directly onto the driveway at the side elevation, and wall mounted extractor fan.

#### Inner Hall

With ceiling light point, carpet flooring, radiator, very large airing cupboard with continued carpet flooring, housing the central heating boiler, radiator, storage shelving, and double doors at the front.

#### Bedroom 1

3.5m x 4.6m (11' 6" x 15' 1")

A good size room with carpet flooring, dual aspect double glazed windows to the side and rear with views to side and rear gardens, radiator, ceiling light point, built-in storage with twin doors opening through to a wardrobe, hanging rail and storage shelving over, another fitted wardrobe space with 4 folding doors on a rail, and fitted drawers. TV point, and ample power points.

#### Bedroom 2

2.85m x 2.85m (9' 4" x 9' 4")

With built-in wardrobe with double doors, hanging rail and storage, carpet flooring, ceiling light point, radiator, double glazed door to the side elevation and power points.

#### Bedroom 3

2.5m x 3.5m (8' 2" x 11' 6")

With carpet flooring, ceiling light point, power points, radiator, double glazed window to the rear elevation which is south facing and creates a lovely bright room.

#### Second Inner Hall

With loft access.

Door to:

#### Bedroom 4

2.5m x 2.6m (8' 2" x 8' 6")

With laminate flooring, ceiling light point, radiator, double glazed window to the side elevation overlooking the driveway, Ethernet access, power points, and double doors opening onto a double wardrobe with hanging rail and storage shelving.

#### Separate WC

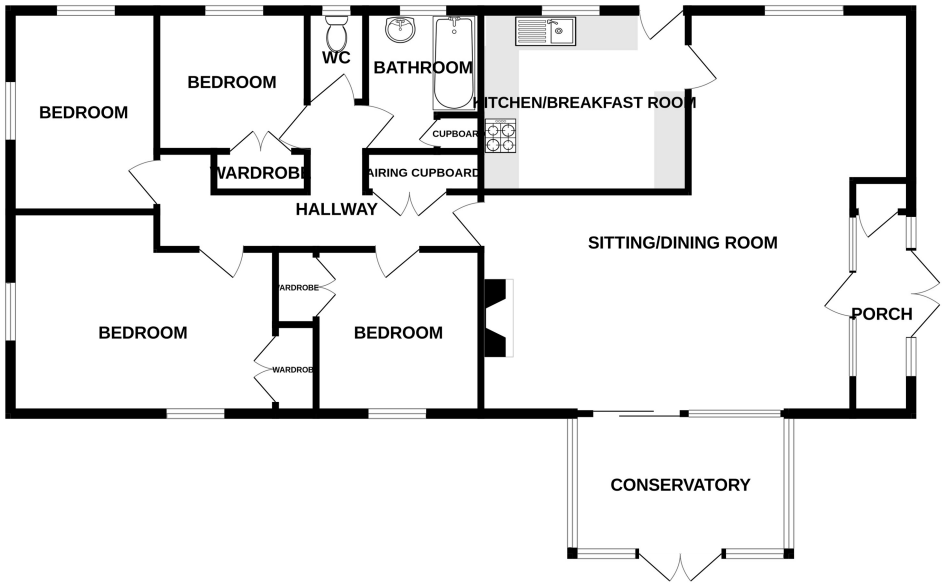
With tiled floor, part tiled wall, ceiling light point, low level WC, and double glazed obscured glass window to side elevation.

#### Bathroom

With tiled floor, partly tiled walls, airing cupboard with storage shelving, chrome towel radiator, shaver point, ceiling light point, vanity wash hand basin with chrome mixer tap over, double glazed obscured glass window to the side elevation, and bath with chrome mixer tap over, shower attachment and folding glass shower screen.

#### GROUND FLOOR

1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.  
Made with Metropix ©2025

#### OUTSIDE

Approached up some steps, from the front aspect, there is a bricked archway with a gate which gives access to the side garden where there are patio slabs, which is also has access from the conservatory, and from here there is a step up to an entertaining/seating area. A step then leads to the main, south facing, rear garden where there is a low maintenance lawned section which wraps itself around from the side to the rear of the property and is edged with dispersed shrubs and flowers. The garden as a whole has dispersed with a selection of seating areas, shrubbery, flowers, low maintenance stoned areas, wooden framed Pergola, rotary clothes line, stone steps leading to a vegetable plot with various raised beds, potting/greenhouse and in all, has a fenced boundary. Where the garage is positioned there is an access way along side with a gated area which connects the garage to the property and in turn back to the front driveway. The garden as a whole is of a good size, and would be a 'gardeners delight' to an incoming purchaser, and is fully boundaried by fencing.

#### Garage

Having a flat roof, up and over door at the front, power, lighting and double glazed window to the side elevation towards the garden.

#### AGENTS NOTE:

PROBATE HAS BEEN GRANTED

### 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...

- ✓ Entrance Porch 1.0m x 3.6m (3' 3" x 11' 10")
- ✓ Lounge/Dining Room 6.5m x 7.113m (21' 4" x 23' 4")
- ✓ Conservatory 2.5m x 3.75m (8' 2" x 12' 4")
- ✓ Kitchen 3.25m x 3.65m (10' 8" x 12' 0")
- ✓ Bedroom 1. 3.5m x 4.6m (11' 6" x 15' 1")
- ✓ Bedroom 2. 2.85m x 2.85m (9' 4" x 9' 4")
- ✓ Bedroom 3. 2.5m x 3.5m (8' 2" x 11')
- ✓ Bedroom 4. 2.5m x 2.6m (8' 2" x 8' 6")

### And there's more...

- ✓ Very popular residential area
- ✓ Close to local amenities