

1b Hunderton Avenue,
Hereford HR2 7AB

£230,000



• Architects certificate • Walking distance from City Centre • Brand new construction by a Local Developer • 2 bedroom semi detached house • Off road parking

OVERVIEW

Situated within walking distance from Hereford City centre this brand new, 2 double bedroom semi detached property has been constructed by a reputable Local Developer and is constructed of red brick with a classical slated gable ended open porch. In more detail the property comprises:

Designer Kitchen

Being professionally designed to a high specification comprising:
Integrated oven
Integrated fridge/freezer
Integrated dishwasher
Hob
Chimney hood

Bathroom

Professionally designed
Shower over bath
Latest designer shower boards
Vinyl flooring

Internal

Gas fired combination boiler
Vinyl flooring - bathroom, cloakroom, kitchen.
Low energy lighting
Carpets throughout

Cloakroom

With vanity unit

External

Contemporary Architect designed homes
Private gardens with sandstone paving
Off road parking
Bespoke boundary treatments
Low maintenance design
Garden shed
Architects Certificate

Measurements

Living Room
4.5m x 3.0m (14' 9" x 9' 10")
Kitchen
3.8m x 2.2m (12'6" x 7'3")
Bedroom 1.
3.6m x 3.5m (11'10" x 11'6")
Bedroom 2.
3.6m x 2.5m (11'10" x 8'2")

Agents Notes:

The properties are nearing completion and available to view.

Photographs of the kitchens are for representational purposes.

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax TBC

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.

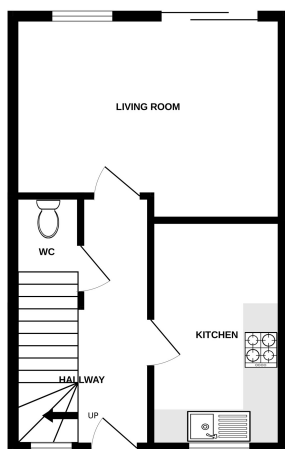
Opening Hours

MONDAY - THURSDAY 9.00 am - 5.30 pm

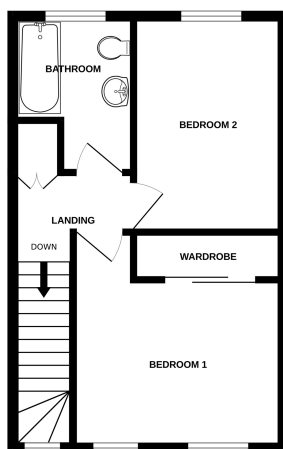
FRIDAY 9.00 am - 5.00 pm

SATURDAY 9.00 am - 12:30 pm

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



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.