



GENERAL INFORMATION

Tenure

Freehold

Services

All Mains Services Are Connected

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

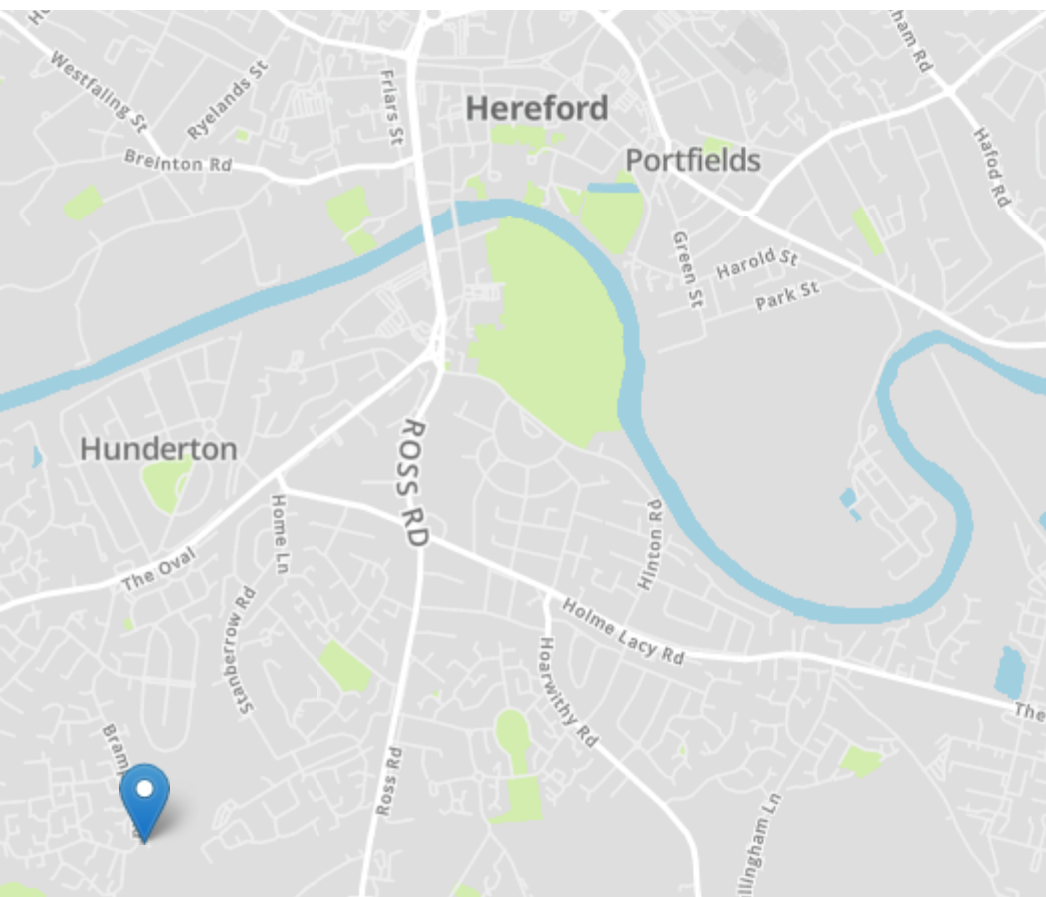
75 Brampton Road
Hereford HR2 7DQ

£215,000



DIRECTIONS

From Hereford City proceed south on A49 using the right hand lane and at the roundabout take the second exit onto Belmont Road, after approximately 1 mile turn left onto Goodrich Grove, turn right onto Brampton Road and follow the road around. The property will be found on your left hand side as indicated by the Stooke Hill & Walshe for sale board. For those who use 'What3words' //seated.nail.other



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

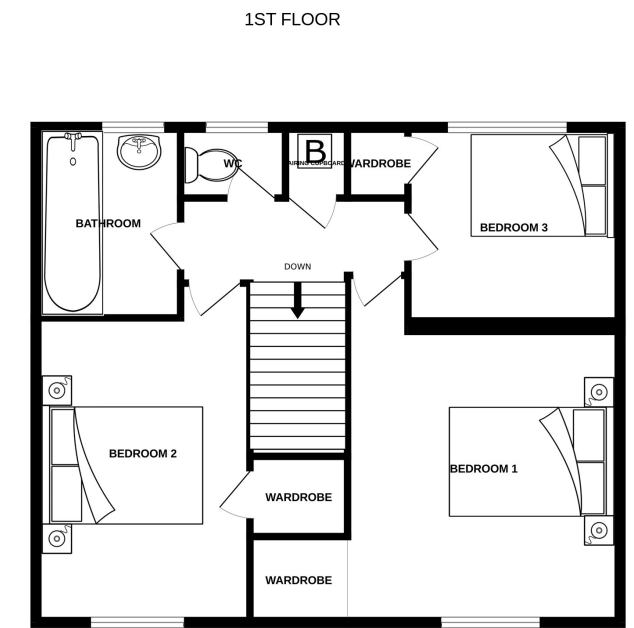
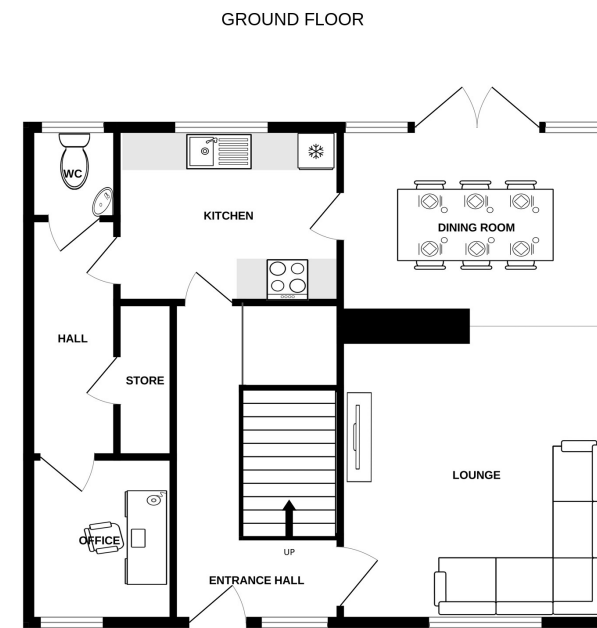
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• 3 bed terrace property • Ideal first time buyer or investment accommodation • Low maintenance garden

Hereford 01432 343477

Ledbury 01531 631177



3 BED TERRACE

Made with Metropix ©2024

OVERVIEW

A well presented three bedroom mid-terraced property, located in Brampton Road, approximately 1.5 miles south of Hereford City. Comprising lounge, dining room, kitchen, downstairs office, downstairs W/C, 3 generous size bedrooms, bathroom, separate WC, front and rear gardens.

Nearby are a range of excellent amenities, including primary and secondary schools, shops, public houses, a large Asda, Tesco superstore, pharmacy, doctors, dental surgeries, also nearby field plus woodland walks and sports facilities are available at Hereford Leisure Centre with an indoor pool and gym. Having easy access to Hereford City Centre approximately 1.5 miles, offering a variety of shops, bars, restaurants and amenities to include cinema, County Hospital and railway station

In more detail the property comprises:
Double glazed door at the front elevation leads to:

Entrance Hall

With recently laid laminate flooring, double glazed obscured glass window near the front door, ceiling light point, under stairs storage area, and radiator.
Door to:

Lounge

4.79m x 4.41m (15' 9" x 14' 6")
With double glazed window to front elevation, re decorated, recently laid laminate flooring, and radiator.
Opening through to:

Dining Room

4.41m x 3.21m (14' 6" x 10' 6")
Recently fitted double glazed french doors to the rear elevation, with double glazed window panel either side, continued laminate flooring, power points, radiator and ceiling light point with ceiling fan, also recently decorated.
Door leading to:

Kitchen

3.61m x 2.39m (11' 10" x 7' 10")
The kitchen has been re configured to allow further space, With Fitted with soft close base units and drawers, work surfaces over, electric hob and cooker, single bowl stainless steel sink and drainer with mixer tap over, space and plumbing for dishwasher/washing machine, radiator, ceiling light point, extractor fan, double glazed window to the rear elevation.
Door to:

Inner Hall

With ceiling light point, and storage cupboard.
Door to:

Office/Study

2.220m x 1.9m (7' 3" x 6' 3")
With double glazed widow to the front elevation, recent fuse box with an E.I.C.R. Certificate, and radiator.
From the inner hall a door leads to:

Downstairs WC

With wash hand basin and mixer tap over, low level WC, and double glazed window with obscured glass to the rear elevation.

From the entrance hall a carpeted stairs leads to:

First Floor

Landing

Airing cupboard which houses the Worcester central heating combi boiler, ceiling light point, and recently fitted carpet.
Door to:

Bedroom 1

4.41m x 5.83m (14' 6" x 19' 2")
Completely re decorated, Double glazed window to front elevation, built-in wardrobe space, power points, TV point, radiator and ceiling light point, and recently fitted carpet flooring.

Bedroom 2

3.46m x 5.33m (11' 4" x 17' 6")
Redecorated, with a double glazed window to front elevation, built-in storage cupboard with stair bulk head, radiator, loft access, power points, TV point, ceiling light and recently fitted carpet flooring.

Bedroom 3

3.21m x 3.59m (10' 6" x 11' 9")
also re decorated, bedroom three comprises: Double glazed window to rear elevation, built-in wardrobes, radiator, power points, TV point, ceiling light point and recently fitted carpet flooring.

Separate W/C

1.70m x 1.14m (5'7" x 3'9")
Double glazed obscure window to rear elevation, lino flooring, recently fitted low level W.C and ceiling light point.

Bathroom

2.67m x 2.34m (8'9" x 7'8")
Double glazed window with obscured glass to rear elevation, a recently fitted bath with taps and electric shower overhead, wash hand basin, tiled floor, part tiling to walls, extractor fan, chrome towel radiator and ceiling light point.

OVERVIEW

A gated entrance onto a walkway which leads to a double glazed entrance door and the front garden includes a lawn area to the side which is surrounded by plants. The rear garden offers low maintenance, with a concrete path sepeating the artificial grass area, and a patio entertaining space, storage shed towards the rear of the garden and path leading to the gate allowing access at the rear. There is a dropped kerb at the rear of the property, allowing potential parking access onto the rear garden.

AGENTS NOTE:

The property has had a refurb to include; new bathroom, toilet, and a new downstairs WC, freshly decorated woodwork, walls and ceilings throughout, newly fitted kitchen, new office space, updated double glazing to office and downstairs WC, new laminate flooring, carpets and new fuse board.



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.

1ST FLOOR

At a glance...

- Kitchen 3.61m x 2.39m (11' 10" x 7' 10")
- Dining Room 4.41m x 3.21m (14' 6" x 10' 6")
- Lounge 4.41m x 3.21m (14' 6" x 10' 6")
- Study/Office 2.220m x 1.9m (7' 3" x 6' 3")
- Bedroom 1. 4.41m x 5.83m (14' 6" x 19' 2")
- Bedroom 2. 3.46m x 5.33m (11' 4" x 17' 6")
- Bedroom 3. 3.21m x 3.59m (10' 6" x 11' 9")
- Bathroom 2.67m x 2.34m (8'9" x 7'8")
- WC 1.70m x 1.14m (5'7" x 3'9")

And there's more...

- Close to local amenities
- Newly Refurbished
- Low maintenance garden