



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### Outgoings

Council tax 'D'

### 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](http://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

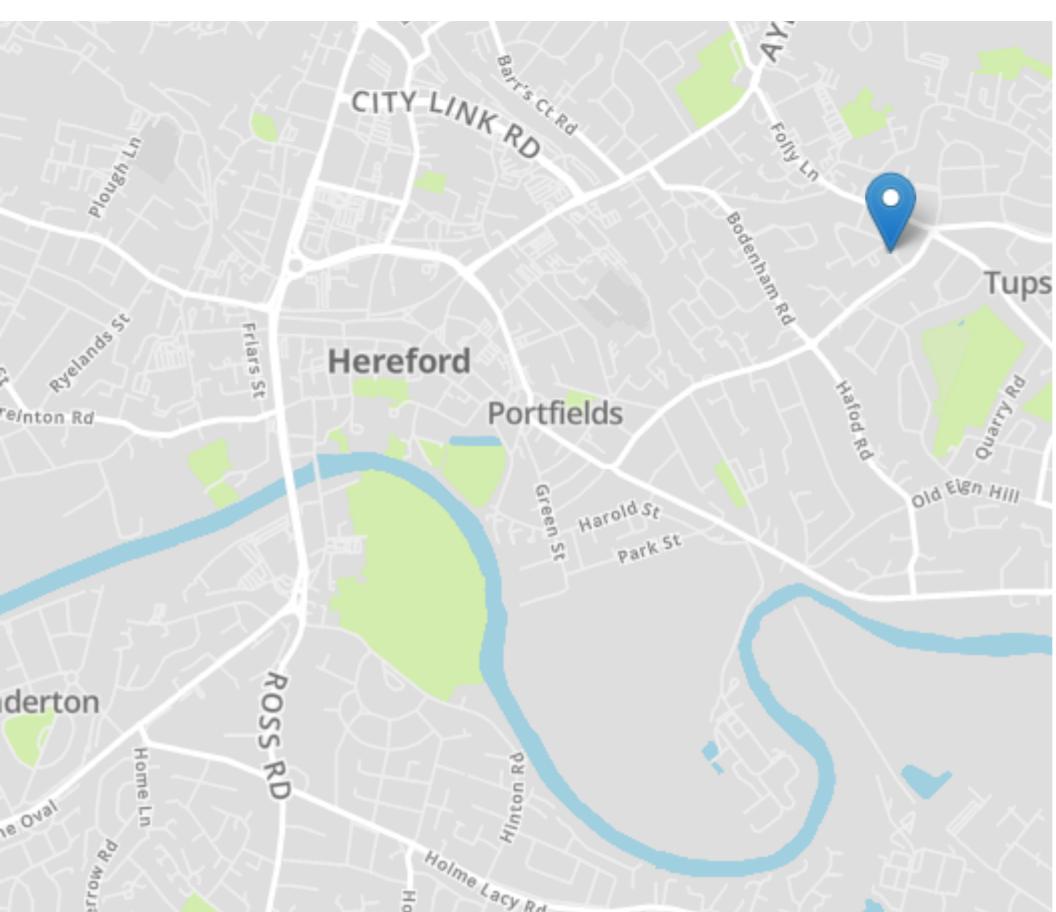
1 Pilley Road  
Hereford HR1 1NA

**£375,000**



## DIRECTIONS

From Hereford City proceed east onto A438 Ledbury Road, turn left onto Pilley Road and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //clear.anyway.dare



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 or 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.



- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • Extended 4 bedroom semi detached property

Hereford 01432 343477

Ledbury 01531 631177



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

#### OVERVIEW

An extended 4 bedroom semi detached property with far reaching views, in need of cosmetic updating, comprising; gas central heating, entrance hall, lounge, open plan kitchen, dining, snug, 4 bedrooms, bathroom, separate WC, garage, wrap around gardens and ample parking for numerous vehicles.

This property sits in the heart of Tupsley, an area known for its strong community spirit and wide range of amenities. Just a short walk away are local shops with a post office, butcher, pubs, a GP surgery with pharmacy, and a dentist. Families are well served by Ofsted-rated "Excellent" and "Good" primary schools, Bishop's Bluecoat secondary school, and the nearby Hereford Sixth Form College. Both Nuffield and County Hospitals are also within easy reach. For leisure, the nearby Quarry parkland offers playing fields used by junior football leagues, a large children's playground, a Scout HQ hut, and a dedicated dog park.

In more detail the property comprises:

Access from the front aspect leads to a double glazed door which leads to:

#### Hall

With tiled floor, ceiling light point, electrical consumer unit, electric meter, and double glazed door with window panel to the rear aspect.

Opening through to:

#### Inner Hall

With ceiling light point, tower radiator, and under stairs storage cupboard with hanging rail and storage shelving.

#### Lounge

4.5m x 4.255m (14' 9" x 14' 0")  
With carpet flooring, ceiling light point, double glazed bi-fold doors to the rear elevation, open fire within a chimney breast, tower radiator, ample power points, TV point, and telephone point.

#### Open Plan Kitchen/Dining/Snug Area

Kitchen Area: 2.8m x 4.5m (9' 2" x 14' 9")

With laminate flooring, 2 ceiling light points, double glazed window to the front elevation, space for cooker appliance with fitted cooker hood over, space and plumbing for washing machine, stainless steel double sink with drainer and mixer tap over which has storage beneath and splash tiling over, this kitchen isn't fitted but the base units and working surfaces will remain for an incoming purchaser, additional electrical consumer unit, and tower central heating radiator.

Opening through to:

#### Snug Area

3.66m x 2.65m (12' 0" x 8' 8")

With continued laminate flooring, ceiling light point, and power points. Opening through to:

#### Dining Area

3.3m x 2.0m (10' 10" x 6' 7")

With double glazed window to the front elevation, continued laminate flooring, and power points. From the entrance hall carpeted stairs leads to:

#### FIRST FLOOR

##### Landing

With double glazed window part way up the stairs having far reaching views of Hereford City and beyond. The landing itself has carpet flooring, ceiling light point, radiator, loft access, and airing cupboard with storage and houses the immersion heater. Archway through to:

##### Inner Landing Area

Having storage cupboard.

This area is an extension to the main property and leads to:

#### Master Bedroom

4.4m x 2.7m (14' 5" x 8' 10")

With double glazed windows to the front and side elevation with far reaching countryside views, carpet flooring, ceiling light point, power points, TV point, radiator, and sliding doors into the eaves and wardrobe space with hanging rail and storage shelving.

#### Bedroom 2

3.5m x 3.35m (11' 6" x 10' 11")

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

#### Bedroom 3

3.33m x 2.7m (10' 11" x 8' 10")

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

#### Bedroom 4

2.5m x 3.6m (8' 2" x 11' 10")

With carpet flooring, ceiling light point, power points, radiator, fitted wardrobes with storage shelving and hanging rail, and double glazed window to the rear elevation with far reaching views across Hereford City and beyond.

#### Bathroom

2.5m x 1.675m (8' 2" x 5' 6")

With tiled floor, radiator, ceiling light point, bath with mains Mira shower over, glass swivel screen, chrome mixer tap over bath and tiled surround, and double glazed obscured glass window to the rear elevation.

#### Separate WC

1.15m x 2.13m (3' 9" x 7' 0")

With exposed wooden floorboards, ceiling light point, double glazed obscured glass window to the front elevation, wash hand basin with H&C tap, part tiled walls, and radiator.

#### OUTSIDE

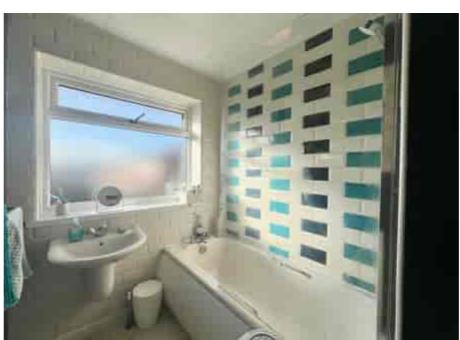
Approached from the front aspect, where there is a dropped curb allowing access over a tarmac driveway with a brick surround, which in turn leads to the garage. The driveway has parking for 4 vehicles, and from here, there is a side access gate leading around the property. The front garden area has the added benefit of a car charger, with the front garden itself having dispersed shrubs, trees which creates privacy, and hedging to one side.

From the entrance hall, the double glazed door exiting to the rear there is an undercover area, and from here a sliding personal door leads to the garage. The south facing private rear garden wraps around the rear of the property, with a patio area immediately off. The boundary fence is a mixture of hedging and shrubbery, with trees, shrubbery and flowers dispersed throughout a predominantly area laid to lawn. There is also a storage area linked to the property and from here the garden continues around the garage where there are raised beds suitable for vegetables, pathway surrounding this area and a gated entrance back to the driveway.

#### Garage

2.6m x 5.7m (8' 6" x 18' 8")

With concrete floor, tall ceiling above, power, light, electric garage door, water tap, Worcester central heating boiler, and double glazed window to the rear elevation.



#### At a glance...

- Lounge 4.5m x 4.255m (14' 9" x 14' 0")
- Snug 3.66m x 2.65m (12' 0" x 8' 8")
- Dining Area 3.3m x 2.0m (10' 10" x 6' 7")
- Master Bedroom 4.4m x 2.7m (14' 5" x 8' 10")
- Bedroom 2. 3.5m x 3.335m (11' 6" x 10' 11")
- Bedroom 3. 3.33m x 2.7m (10' 11" x 8' 10")
- Bedroom 4. 2.5m x 3.6m (8' 2" x 11' 10")
- Bathroom 2.5m x 1.675m (8' 2" x 5' 6")
- Separate WC 1.15m x 2.13m (3' 9" x 7' 0")
- Garage 2.6m x 5.7m (8' 6" x 18' 8")

#### And there's more...

- Popular residential area
- Close to local amenities