Stooke Hill and Walshe .co.uk

1a Hunderton Avenue Hereford HR2 7AB

£199,000



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

Hereford 01432 343477

Ledbury 01531 631177

OVERVIEW

Situated within walking distance from Hereford City centre this brand new, 2 double cloakroom, kitchen. 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, 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")

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.

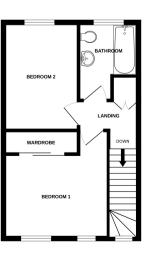
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

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.