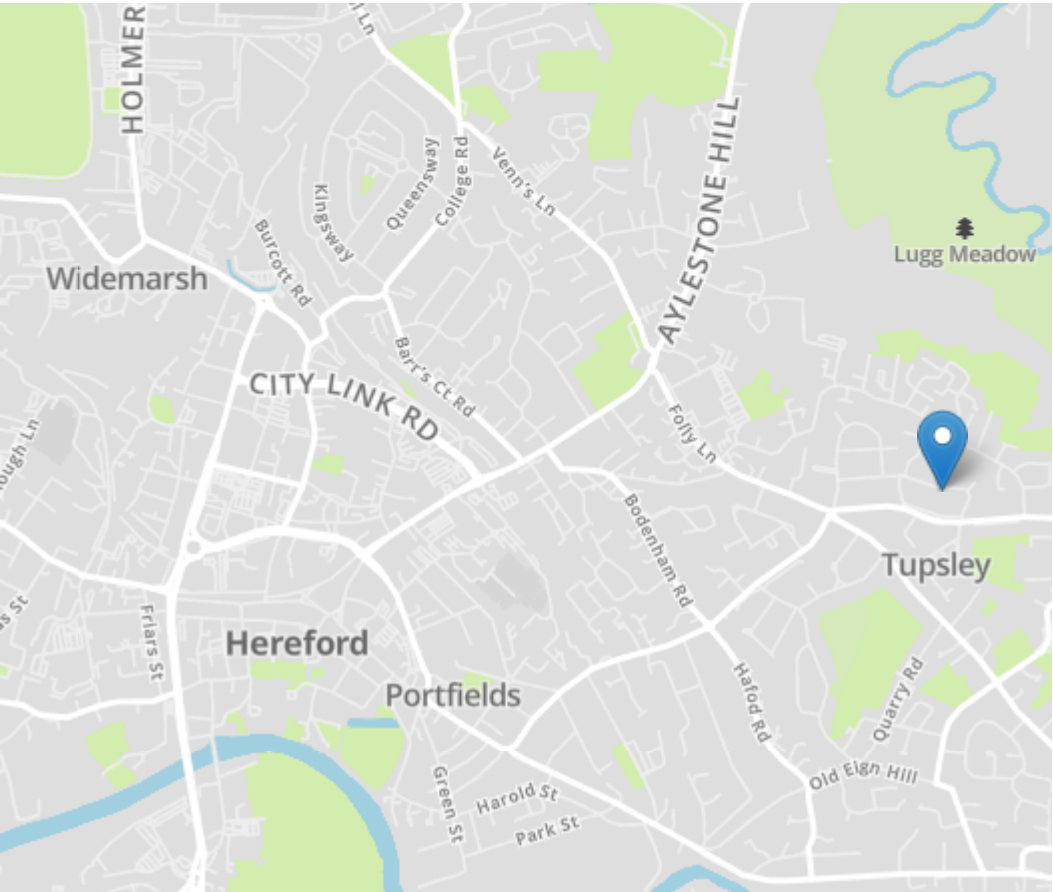




DIRECTIONS

Proceed North on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket Street/A438 for approx. 0.7miles; turn left onto St Owen's Street/A438 and go through one round about, for approx. 1.2miles; turn left onto Seaton Avenue and after approx. 0.1miles the property will be on the left hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///torch.cigar.rungs



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Gas bottles service the cabin.

Outgoings

Council tax band 'C'.

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+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
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.

48 Seaton Avenue
Hereford HR1 1NR

£375,000



• Studio in garden • Three bedrooms • Open plan kitchen dining

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via a double glazed door to the front elevation; double glazed window panels either side of the door; spotlights above; parquet flooring; central heating radiator; a double glazed window to the side elevation with obscure glass; electrical consumer unit; door leading to an understairs WC, and a fitted carpet to a split staircase.

UNDERSTAIRS WC

The understairs WC comprises of: laminate flooring; a low flush WC; a spotlight; a wall-mounted mirror; an extractor fan; a double glazed window to the side elevation with obscure glass; a wash hand basin with a chrome mixer tap over, and soft close doors on vanity space beneath the sink.

LOUNGE

3.65m x 4m (12' 0" x 13' 1") including bay window
The lounge comprises of: continued parquet flooring; a double glazed bay window to the front elevation; spotlights, and a wall-mounted electric fire with slatted flooring beneath.

OPEN PLAN KITCHEN/ENTERTAINING SPACE

3.25m x 4.25m (10' 8" x 13' 11") Kitchen
5.85m x 3.6m (19' 2" x 11' 10") Entertainment Space

The kitchen area comprises of: laminate flooring; pitched tiled roof above; two velux skylights; spotlights; wall and base units; kitchen island in the centre with breakfast area for stools, storage within the island with soft close doors and drawers, and work surfaces; integrated appliances to include, BEKO electric double oven and four-ring electric hob with cooker hood over, a BEKO microwave, a BEKO dishwasher; a sink and drainer with one bowl and chrome mixer tap over; further storage; power sockets; a double glazed window to the rear elevation, and double glazed french doors opening onto rear garden.

The utility area comprises of: laminate flooring; spotlights; wall and base units, and work surfaces to match the kitchen, with soft close door and drawers; power sockets with USB connection; space and plumbing for a washing machine, and space for a tumble dryer.

The snug area comprises of: laminate flooring; spotlights; a central heating radiator; a television point; a telephone point, and power points.

FIRST FLOOR

STAIRCASE/LANDING

The first level of the staircase has a double glazed window to the side elevation with obscure glass; the top landing space comprises of: spotlights, loft access, and access to the bedrooms.

BEDROOM ONE

4.2m x 3.35m (13' 9" x 11' 0") including bay window
Bedroom one comprises of: a double glazed bay window to the front elevation; a central heating radiator; carpet flooring; spotlights above; a television point; a telephone point, and power points.

BEDROOM TWO

3.4m x 3.6m (11' 2" x 11' 10")
Bedroom two comprises of: carpet flooring; spotlights; a central heating radiator; a double glazed window to the rear elevation; power points, and a television point.

BEDROOM THREE

2.5m x 2.4m (8' 2" x 7' 10")
Bedroom three comprises of: power points; spotlights above; a central heating radiator, and a double glazed window to the front elevation.

BATHROOM

The bathroom comprises of: lino flooring; spotlights above; double glazed windows with obscure glass to the rear and side elevations; a chrome towel radiator; a wash hand basin with vanity space beneath and a chrome mixer tap over; a large bath with chrome mixer tap over and shower attachment, as well as a mains shower unit, with a feature shower head fitted to the wall of the shower cubicle within the bath; a low level WC, and wall mounted extractor fan.

OUTSIDE

FRONT OF THE PROPERTY

The approach to the property comprises of: a dropped curb allowing

access onto a large tarmac driveway; a storm porch that gives access to the front door; outdoor power and lighting; a carport over the driveway that leads up to the doors of the garage. There is parking for five+ vehicles.

GARAGE

4.72m x 2.46m (15' 6" x 8' 1")
The garage comprises of: power, lighting, concrete flooring, and wooden leaf doors for access.

REAR GARDEN

The rear garden comprises of: a gated side access from the driveway leading to the rear garden, with patio slabs beneath - creating a pathway to the rear garden; a decked area immediately to the rear extension; a low maintenance small lawn, with a pathway separating the lawn; a further decked; outdoor power and lighting; a further storage shed with outdoor power and lighting; between the garden lodge and the second outbuilding, there is gated access into another storage area, in which there are calor gas bottles that service the boiler in the wooden lodge; a step up onto the decked terrace at the rear of the garden, in front of the lodge/studio annex.

STORAGE SHED ONE

2m x 2.5m (6' 7" x 8' 2")
The outbuilding comprises of: a wooden door; concrete flooring; a pitched roof, and power and lighting. This storage shed is off the back of the garage.

STORAGE SHED TWO

3m x 2m (9' 10" x 6' 7")
The outbuilding comprises of: a concrete pad, a pitched roof, insulation, and has timber framing. This storage shed is at the rear of the garden.

THE CABIN

DETAILS

This can be used as another bedroom, and it has planning permission. The cabin comprises of: entrance via double glazed timber french doors to the front elevation; power and lighting; a lounge/bedroom; a kitchen area, and a shower room.

LOUNGE/BEDROOM

3.2m x 4.8m (10' 6" x 15' 9")
The lounge/bedroom comprises of: carpet flooring, power points, and a central heating tower radiator.

KITCHEN

1.6m x 2.2m (5' 3" x 7' 3")
The kitchen comprises of: a double glazed window to the front elevation; a ceiling light point; roll top work surfaces over base units; space for a fridge; stainless steel sink and drainer with one bowl and chrome tap over, and an ideal Logic combi boiler which services the lodge.

SHOWER ROOM

The shower room comprises of: entry via folding doors from the open plan lounge/bedroom; lino flooring; three ceiling light points; a wash hand basin with mixer tap over; a low level WC; a step up into a large shower cubicle, with a fitted mains shower unit; an extractor fan.



At a glance...

✔ Lounge: 3.65m x 4m (12' 0" x 13' 1") including bay window

Open plan kitchen/entertainment space - Kitchen area: 3.25m x 4.25m (10' 8" x 13' 11")

✔ Open plan kitchen/entertainment space - Entertaining space: 5.85m x 3.6m (19' 2" x 11' 10")

✔ Bedroom One: 4.2m x 3.35m (13' 9" x 11' 0") including bay window

Bedroom Two: 3.4m x 3.6m (11' 2" x 11' 10")

Bedroom Three: 2.5m x 2.4m (8' 2" x 7' 10")

Garage: 4.72m x 2.46m (15' 6" x 8' 1")

Storage Shed One: 2m x 2.5m (6' 7" x 8' 2")

Storage Shed Two: 3m x 2m (9' 10" x 6' 7")

Cabin Lounge/Bedroom: 3.2m x 4.8m (10' 6" x 15' 9")

✔ Cabin Kitchen: 1.6m x 2.2m (5' 3" x 7' 3")

And there's more...

- ✔ Popular residential area
- ✔ Close to local amenities
- ✔ Studio annex in the garden