



43 Wordsworth Road  
Hereford HR4 0QB

**£279,950**

**GENERAL INFORMATION**

**Tenure**  
Freehold

**Services**  
All mains services are connected to the property

**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

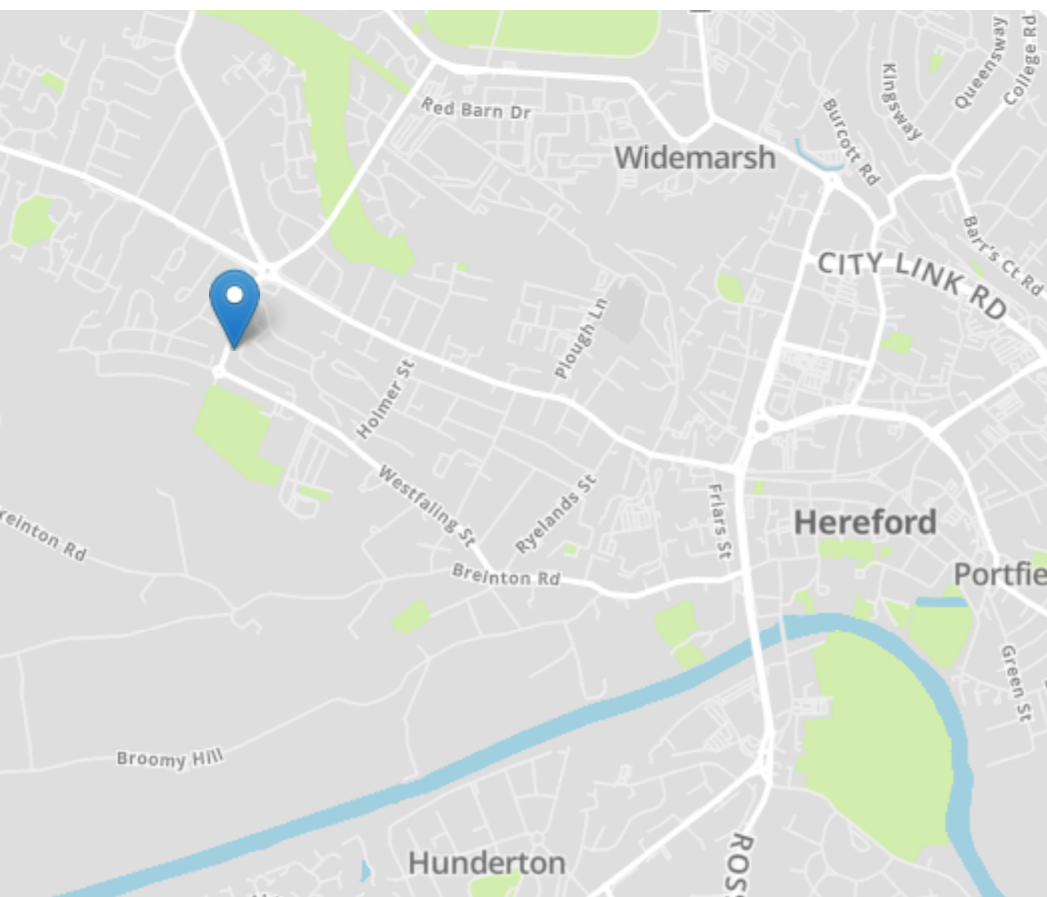
**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in 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



**DIRECTIONS**

From Hereford City proceed west onto Barton Road, which in turn leads onto Breinton Road and then onto Westfaling Road, at the roundabout take the 3rd exit down the hill and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //nights.remote.trio



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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.



- No onward chain • Gas central heating and double glazing • 3 bedroom semi detached house • Pleasant elevated views
- Carport and parking

Hereford 01432 343477

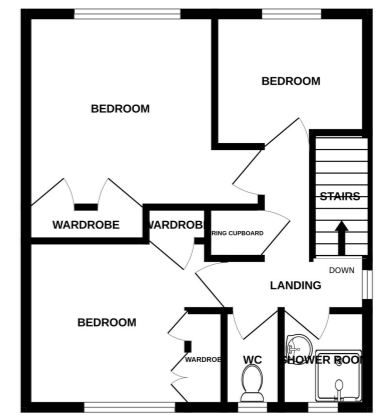
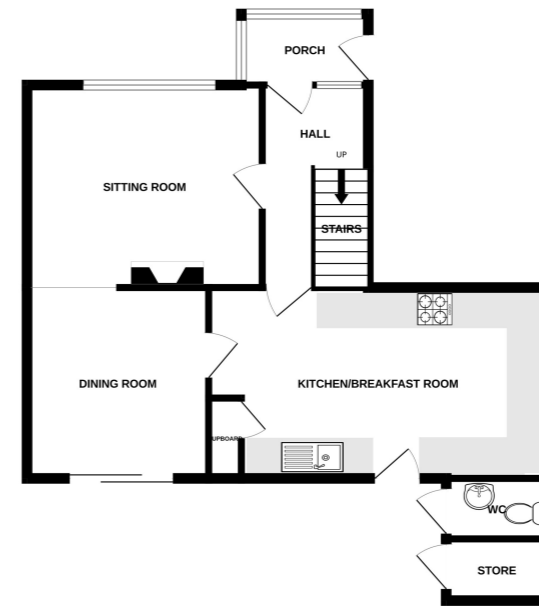
Ledbury 01531 631177





GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.  
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**OVERVIEW**

Pleasantly located in this elevated position at the top end of Wordsworth Road, this substantial and extended three bedroom semi detached property being offered for sale with no onward chain and has the benefit of full double glazing, gas fired central heating, solar panels, garden, car port and parking for numerous vehicles. A vast array of amenities are close by including a choice of shops, doctors surgery with chemist, schools, church, public house, nearby tennis/squash sport facility, walks and for those who require a bus service to the City.

In more detail the property comprises: uPVC double glazed front door leads to:

**Large Enclosed Entrance Porch**  
With double glazed windows, ceramic tiled floor, and outside light. Half glazed front door lead to:

**Reception Hall**  
With radiator, and under stairs storage housing electric meters. Multi glazed door to:

**Living Room**  
3.97m x 3.69m (13' 0" x 12' 1")  
Having fitted feature coal effect gas fire with natural stone corner display ideal for TV, double glazed window with outlook to front coving and power points. Large archway leading to:

**Dining Room**  
2.94m x 3.10m (9' 8" x 10' 2")  
With double panelled radiator, wall light point, coving, sliding

double glazed patio doors with pleasant outlook to rear patio and garden.

**Kitchen/Breakfast Room**  
5.74m x 3.53m (18' 10" x 11' 7") This is an extension to the property. Kitchen Area: Being beautifully fitted with a range of medium oak units comprising 1.5 bowl sink with drawers and cupboards below, space to the side and plumbing for washing machine with working surface over, further base unit with double cupboard, full length working surface with full range of drawers and cupboards below and working surfaces either side, 4 ring gas hob with extractor canopy over, built-in double oven with storage below, full range of eye level wall cupboards including glass fronted display cabinets, space for American style fridge/freezer, sliding door to pantry with shelving above, ceramic tiled floor, double glazed window with outlook to garden and further double glazed security door giving access to the rear garden.

Stairs from the reception hall lead to:

**FIRST FLOOR**

**Landing**  
With access to roof space, airing cupboard with lagged hot tank, fitted immersion heater and slatted storage shelving above. Door to:

**Bedroom 1**  
3.42m x 4.07m (11' 3" x 13' 4")  
With wood effect flooring, radiator, power points, double glazed window to front aspect, his and hers built-in wardrobe

units, with hanging rail and shelving above.

**Bedroom 2**  
3.33m x 2.84m (10' 11" x 9' 4")  
With wood effect flooring, having fitted bedroom furniture incorporating eye level storage with display shelving and dressing type table unit, central bed vestibule, further built-in wardrobe with dresser type unit to the side with mirrored back, radiator, and further fitted wardrobe cupboard with hanging rail.

**Bedroom 3**  
2.67m x 2.25m (8' 9" x 7' 5")  
With built-in single divan bed, further fitted wardrobes with hanging rail, dresser type unit to the side and storage above, radiator, and to the front with views in the distance.

**Shower/Wet room**  
Being fully tiled with pedestal wash hand basin, Mira electric shower, and ladder style radiator/towel rail.

**Separate WC**  
With low flush WC, wood effect flooring and tiled walls.

**OUTSIDE**  
The property is approached from Wordsworth road over a slightly rising driveway providing parking for three vehicles, and from here there is a carport area and the front garden has been landscaped with a selection of flower, shrubbery boarders, ornamental trees and the boundary from the road is brick walling. Access via a security wrought iron gate leads down the side of the property which in turn leads to the rear garden where there is an attractive paved patio area leading directly off the dining area. Directly off the rear is an outside

WC approached from the kitchen and adjoining this is a utility room. The rear garden is pleasantly laid to lawn, flower and shrubbery borders are exception well stocked, timber summer house to one side and from here a paved pathway leads down the garden where there is a further timber garden store shed aluminium green house and further flower and shrubbery borders. There is an outside water tap and the boundary at one end is brick walling.

**Outside WC**  
Having low flush WC, wash hand basin with tiled splashback.

**Further Brick Utility Room**  
With space and plumbing for both washing machine, tumble dryer and ceramic floor.

**AGENTS NOTE**  
This property has the benefit of solar panels.



**At a glance...**

- Living Room 3.97m x 3.69m (13' 0" x 12' 1")
- Dining Room 2.94m x 3.10m (9' 8" x 10' 2")
- Kitchen/Breakfast Room 5.74m x 3.53m (18' 10" x 11' 7")**
- Bedroom 1. 3.42m x 4.07m (11' 3" x 13' 4")
- Bedroom 2. 3.33m x 2.84m (10' 11" x 9' 4")
- Bedroom 3. 2.67m x 2.25m (8' 9" x 7' 5")

**And there's more...**

- Popular residential area
- Close to local amenities
- Perfectly position for elevated views at the rear
- Ideal family or retirement home

**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.