



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property.

**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**

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

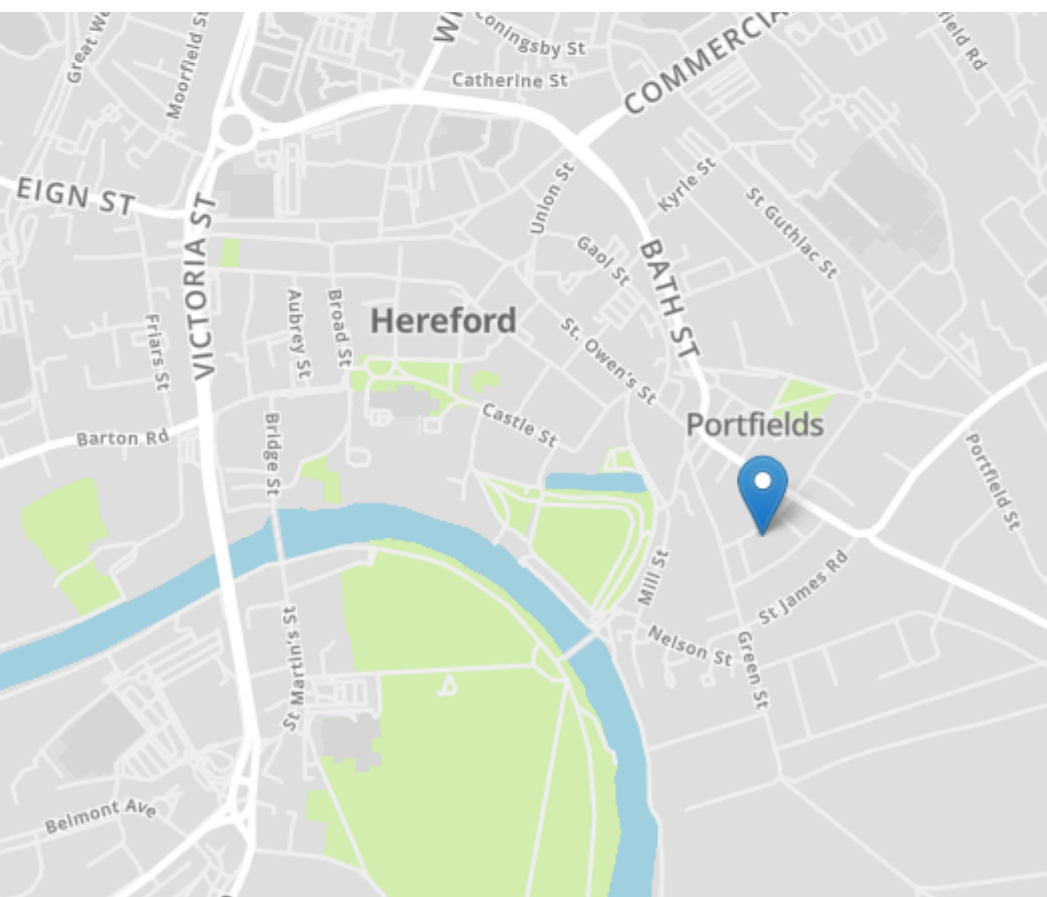
18 Grove Road  
Hereford HR1 2QP

**£264,950**



**DIRECTIONS**

From Hereford City proceed east A438 St Owen Street, turn right onto Grove Road where the property can be found on the left hand side.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		81
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	59	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	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.



• 2 reception rooms • 3 bedrooms • Desirable location • Walking distance from City centre • Period Property

**Hereford 01432 343477**

**Ledbury 01531 631177**



Total area: approx. 122.3 sq. metres (1316.7 sq. feet)  
18 Grove Road, Hereford

## GROUND FLOOR OVERVIEW

Located in the popular residential area of St James, a 3 bedroomed terraced property which benefits from 2 reception rooms, which includes an open plan kitchen/dining space, 3 double bedrooms, bathroom, separate WC and gardens.

St James benefits from a range of amenities as its only a walking distance from the city centre which includes shop, public house, primary schools and beautiful walks with the river Wye and Castle green only a short distance away.

In more detail the property comprises of:  
Front door leads to:

### Entrance Hall

Having radiator, wall mounted central heating thermostat and laminate flooring.  
Door leads to:

### Lounge

4.1m x 3.4m (13' 5" x 11' 2")  
Having feature open fireplace with wooden mantle surround, and tiled hearth, bay window to front, TV points, power points, radiator and laminate flooring.  
From the entrance hall door leads to:

### Cellar

4.4m x 4.8m (14' 5" x 15' 9")  
Having gas meter, consumer unit and scope to create additional accommodation subject to the correct planning and consent.  
from the entrance hall a door leads to:

### Dining Room

3.0m x 4.5m (9' 10" x 14' 9")  
Having uPVC double glazed window to rear, radiator, power points, telephone point and laminate flooring.  
Archway opening leads to:

### Kitchen

2.6m x 3.7m (8' 6" x 12' 2")  
Having a range of matching wall and base units with a working surface over, oven and grill, inset 4 ring gas hob with extractor canopy above, partly tiled surround, inset stainless steel bowl sink unit with drainer, windows to rear and side, door to side, space and plumbing for dishwasher and washing machine, inset fridge freezer and fridge, cupboard which houses the Worcester gas fired central heating boiler, power points and laminate flooring.  
From the dining area stairs lead to:

## FIRST FLOOR

### Landing

Door leads to:

### Bedroom 1

4.4m x 3.5m (14' 5" x 11' 6")  
Having 2 window to the front, built in cupboard, radiator and power points.

### Bedroom 2

3.2m x 3.6m (10' 6" x 11' 10")  
Having built in additional storage cupboards, window to rear, power points, radiator and laminate flooring.

### Family Bathroom

Having panelled bath with tiled surround and shower over, low flush WC, pedestal wash hand basin, radiator, uPVC double glazed window to rear and laminate flooring.

### Additional separate WC

Having low flush WC, pedestal wash hand basin with tiled splash back, built in cupboard and window to side.  
From the landing stairs lead to:

## SECOND FLOOR

### Landing

Door leads to:

### Bedroom 3

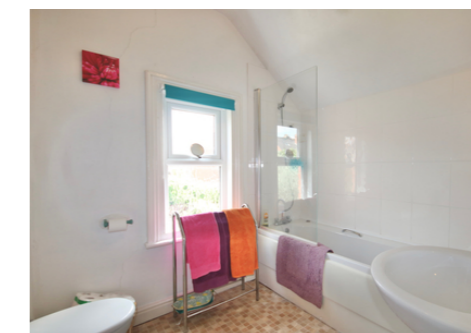
3.1m x 4.3m (10' 2" x 14' 1")  
Having Velux window to both front and back, built in storage in the eaves, radiator and power points.

## OUTSIDE

The property is accessed off the main road with on street parking, accessed from the side of the kitchen is the rear of the property which has a hard landscaped area which provides perfect outdoor seating, beyond here the gardens are laid to lawn, and have flower shrubby borders, to the rear there is a gate which leads to a passageway and the garden is enclosed with fencing.

### 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.



## At a glance...

- Lounge  
4.1m x 3.4m (13'5" x 11'2")
- Cellar  
4.8m x 4.4m (14'5" x 15'9")
- Dining Room  
4.5m x 3.0m (9'10" x 14'9")
- Kitchen  
2.6m x 3.7m (8'6" x 12'2")
- Bedroom 1.  
3.5m x 4.4m (14'5" x 11'6")
- Bedroom 2.  
3.6m x 3.2m (10'6" x 11'10")
- Bedroom 3.  
3.1m x 4.3m (10'2" x 14'1")

## And there's more...

- Sought after area
- Walking distance to city centre
- Cellar