

92 Quarry Road
Hereford HR1 1SU

£325,000

GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected.

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

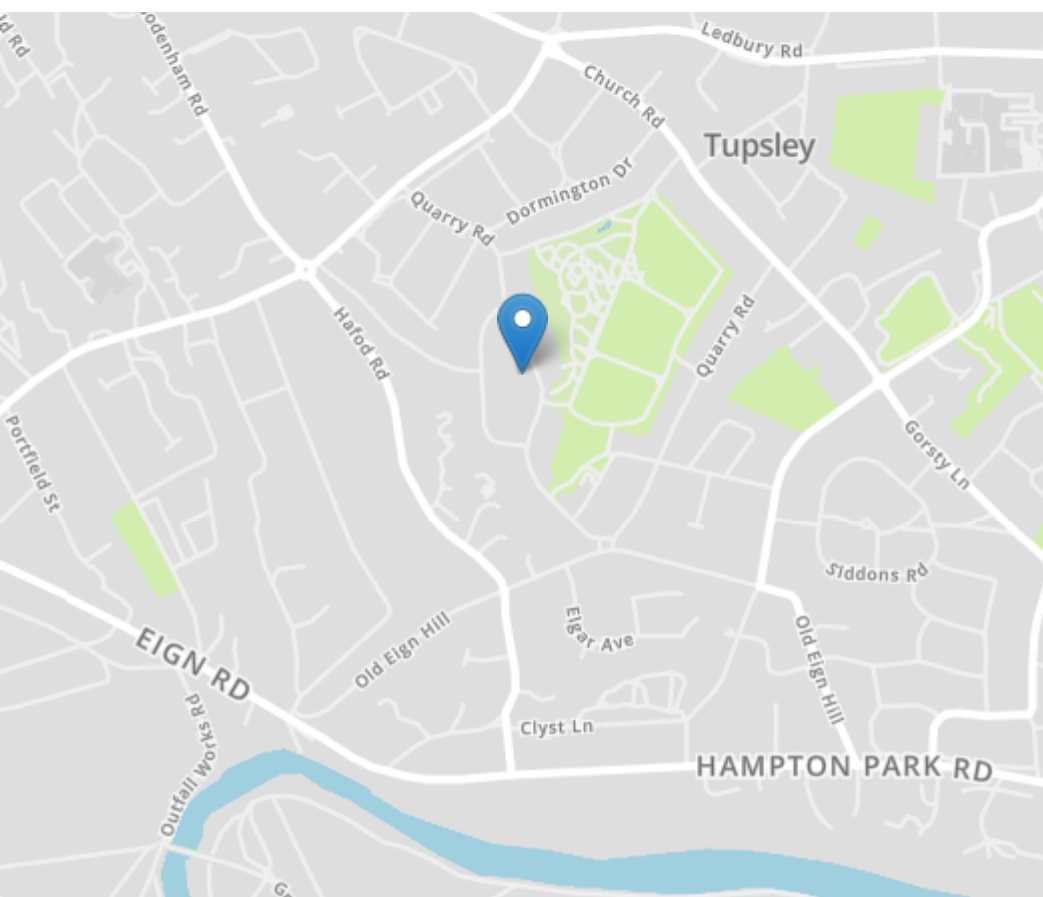
SAT (Remotely) 9.00 am - 12:30 pm

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.



DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3 miles; at the roundabout, take the 2nd exit onto Newmarket Street/A438, and continue for approx. 0.7 miles; turn left onto St Owen's Street/A438, continuing for approx. 0.7 miles, and go through 1 roundabout; turn right onto Quarry Road, and after approx. 0.3 miles, 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: ///event.blunt.bulb.



- Set in a sought after location. • A well presented semi-detached house. • Two Reception Rooms. • Three Bedrooms.
- Enclosed Garden. • Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



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

Overview

Set in a sought after location a well presented semi-detached house offering three reception rooms, three bedrooms, private enclosed garden, garage and ample off road parking. Quarry Road is situated in the popular Tupsley area with easy access to a wide range of facilities to include two primary schools, secondary school, regular bus service. Number 92 is a well presented semi-detached house offering three reception rooms, three bedrooms, enclosed garden, garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with double glazed window to side, laminate flooring, radiator, power points, telephone point, door to Understairs Storage Cupboard housing the electric consumer unit. Doors to:

Lounge

4.1m x 4.3m (13' 5" x 14' 1")
With window to front, coal effect fire within the chimney breast, laminate flooring, ceiling light point, radiator, power points, T.V point, telephone point, fitted storage with cupboards and drawers. Sliding internal doors to:

Dining Room

4.1m x 3.25m (13' 5" x 10' 8")
With laminate flooring, radiator, power points, ceiling light point, double glazed French doors a further reception room and a single door to:

Kitchen

3.55m x 3m (11' 8" x 9' 10")
With window to rear overlooking the garden, range of worktops with cupboards and drawers under, built in electric oven, four ring gas hob with cooker hood over, stainless steel 1 1/2 bowl sink with drainer, space for washing machine and fridge/freezer, eye level wall cupboards, wall mounted central heating boiler, power points, door to Entrance Hall. Door to:

Side Passage

With latch door to front and rear, wall light point, door to Garage.

Conservatory

Brick & UPVc Constructed conservatory to the rear, with further double glazed windows and french door to the side, allowing access directly to the garden. Ceiling light point with ceiling fan, central heating radiator and power sockets.

First Floor

Landing

with window to side, hatch to roof space, power points, ceiling light point. Doors to:

Bedroom One

3.45m x 3.025m (11' 4" x 9' 11")
with window to front, radiator, power points, T.V point, wall light point, double doors to fitted wardrobe storage.

Bedroom Two

3.815m x 3m (12' 6" x 9' 10")
with window to rear, ceiling light point, radiator, power points.

Bedroom Three

2.45m x 2.66m (8' 0" x 8' 9")
with window to front, ceiling light point, radiator, power points, built-in desk storage and built in bed.

Bathroom

with dual aspect windows, panelled bath with mixer tap over, corner shower cubicle with Mira shower, low flush w.c., vanity unit with inset wash hand basin, wall mounted mirror, chrome ladder style radiator, fully tiled.

Outside

Approach

The property is approached from Quarry Road via a brick paved driveway with ample off road parking, adjacent small lawned area with shrub and floral beds.

Garage

2.5m x 4.6m (8' 2" x 15' 1")
with up and over door, power and light connected, double glazed window to rear, door to Side Passageway.

Garden

The rear garden can be accessed from the side passage or via the French doors from the Conservatory and comprises a patio seating area with adjacent large lawn with shrub and floral beds. A large garden shed/workshop can be found at the rear of the garden and has power and light connected. The garden is fenced on all sides.



At a glance...

- ✔ Lounge: 4.1m x 4.3m (13' 5" x 14' 1")
- Dining Room: 4.1m x 3.25m (13' 5" x 10' 8")
- ✔ Kitchen: 3.55m x 3m (11' 8" x 9' 10")
- Bedroom One: 3.45m x 3.025m (11' 4" x 9' 11")
- Bedroom Two: 3.815m x 3m (12' 6" x 9' 10")
- Bedroom Three: 2.45m x 2.66m (8' 0" x 8' 9")
- Garage: 2.5m x 4.6m (8' 2" x 15' 1")

And there's more...

- ✔ Semi-Detached House.
- ✔ Three Reception Rooms.
- ✔ Three Bedrooms.
- ✔ Enclosed Garden.
- ✔ Garage and Off Road Parking

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.