

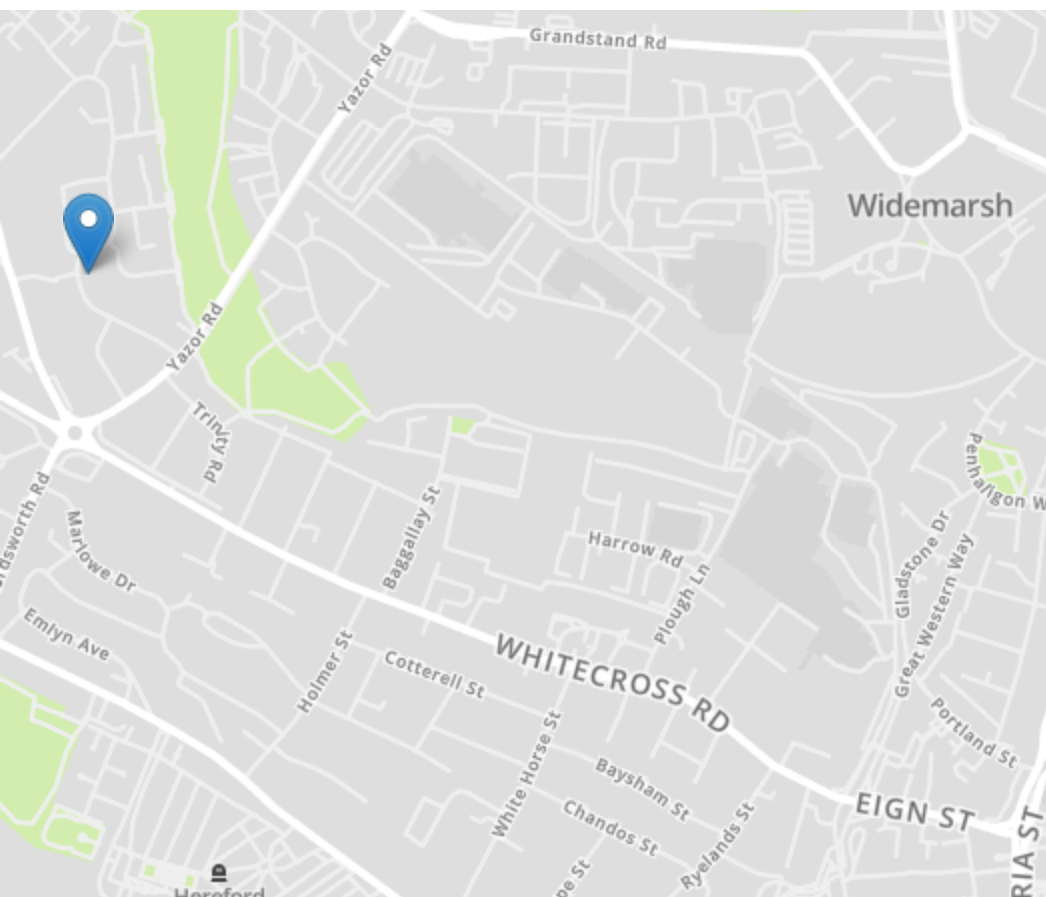
32 Sheridan Road
Hereford HR4 0NG

£310,000



DIRECTIONS

Fom Hereford City proceed west onto A438 Whitecross road, at the roundabout take the 4th exit onto Yazor road, take the 2nd left onto Sheridan road and the property can be found on the right hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use "What3words"///remind.hulk.loyal



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	62	81
EU Directive 2002/91/EC		

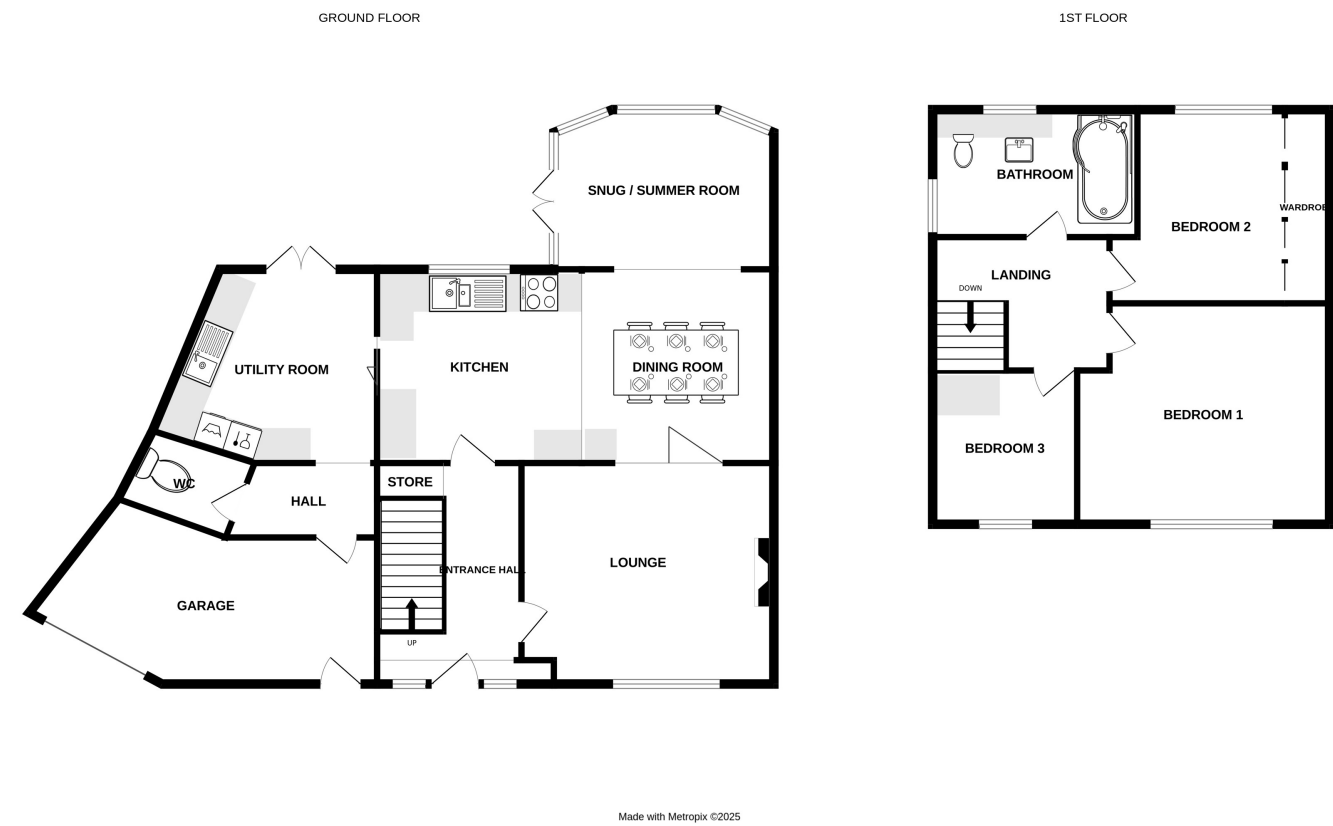
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• 3 bedroom semi detached extended to the ground floor property • off road parking & garage. • Low maintenance garden

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

A very well presented, and extended to the ground floor, semi detached, and comprising, open plan kitchen/dining room, lounge, downstairs cloakroom, 3 bedrooms, family bathroom, garage, off road parking, and low maintenance garden.
Situating approximately 1.25 miles northwest of the City, and with in this popular residential location area there are a wide range of amenities to include various shops, supermarkets, popular primary and secondary schools, public house's, doctors surgery and a regular bus service to and from the City centre.

In more detail the property comprises:
Double glazed door at the front aspect leads to:

Entrance Hall

With LVT flooring beneath, storage area, telephone, power points, ceiling light point, radiator, under stairs storage cupboard with a door and a an open space storage as well.
Door to:

Lounge

4.25m x 4.0m (13' 11" x 13' 1") into bay window.
With laminate flooring, ceiling light point, 2 wall light points, TV point, telephone point, a wealth of power points, feature fireplace with mantle and hearth and electric fire, and double glazed bay window.
Internal folding doors lead to:

Open Plan Kitchen/Dining Room

3.0m x 4m (9' 10" x 13' 1")
With continued LVT flooring from the entrance hall.
Kitchen Area:
With roll top working surfaces, soft close base units, doors and drawers, soft close wall units, wall mounted Potterton Promax SL central heating boiler, splash tiling over the working surfaces, integrated electric Belling Oven, electric Belling 4 ring hob, stainless steel 1.5 bowl sink and drainer with chrome mixer tap over, spot lights, space for fridge/freezer, further roll top working surfaces, double

glazed window and storage which goes through to the dinging area.
Dining Area:
With 2 wall light points, ceiling light point, radiator and continued LVT flooring.
Opening through to:

Extended Reception Room

3.0m x 2.62m (9' 10" x 8' 7")
Part brick and part uPVC construction, continued LVT flooring, radiator spot lights in the insulated roof area, double glazed windows to the rear, side, and double glazed doors opening out on to the rear patio.

Area between Garage and Property

4.65m x 3.1m (15' 3" x 10' 2")
With laminate flooring, ceiling light point, soft close doors, wall and abase units with roll top working surfaces over, single bowl sink, drainer and tap over, space and plumbing for both washing machine and dishwasher, space for tumble dryer, and double glazed french door to the rear elevation onto the rear garden.
Continued walk way leads to:

Inner Hall

With continued laminate flooring, and censor light.
Door to:

Downstairs WC

With wall light, extractor fan, low level WC, wash hand basin with mixer tap over, and tiled floor.

From the hallway a carpeted stairs leads to:

FIRST FLOOR

Landing

Stairs has a fitted banister rail, fitted carpet, double glazed window to the side elevation, airing/storage cupboard with immersion heater, and shelving.
Door to:

Bedroom 1

3.5m x 4.35m (11' 6" x 14' 3")
With carpet flooring, ceiling light point, power points, TV points, radiator, fitted wardrobes, and window.

Bedroom 2

With carpet flooring, ceiling light point, radiator, fitted wardrobe space with fitted hanging rail, shelving, sliding doors, power point, TV point, and double glazed window to the rear elevation.

Bedroom 3

2.8m x 2.35m (9' 2" x 7' 9")
With carpet flooring, ceiling light point, ceiling light point, radiator, power points, fitted storage over bed/stair bulkhead, and double glazed window to the front elevation.

Bathroom

Originally there was a separate toilet which has now been knocked into creating a modern larger bathroom and comprises; fully tiled walls, dual aspect double glazed obscured glass windows to the side and rear, extractor fan and spot lights above, large vanity wash hand basin with chrome mixer tap over, low level WC, chrome towel radiator, and large bath, chrome tap over, with swivel screens and electric power shower unit.

From the inner hallway on the ground floor a double glazed door leads to:

Extended Garage

5.65m x 5.0m (18' 6" x 16' 5")
With concrete floor, power and lights, fitted tower unit, fitted storage unit, up and over door and double glazed door both at the front elevation.

OUTSIDE

The property is approached over a dropped curb allowing access onto a brick paved driveway, for approximately 3 plus vehicles, and from here it leads to the garage extension

which is between, the property and the garage. At the rear there are two patios, with the lower patio area which is directly off the rear of the patio, and then another one tiered on a higher level and from here there is a low maintenance seating area, outdoor lighting, outdoor tap, and low maintenance fencing either side. A low maintenance slate stone walling, and within the stone wall there is a water feature, artificial grass, a summer house. Behind the summer house there is a low maintenance area with stone, fencing and a further composite storage shed/area.

Summer House

2.4m x 2.4m (7' 10" x 7' 10")
With doors at the front, laminate flooring, power and LED lighting, single glazed windows at the front and single glazed french doors.



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 4.25m x 4.0m (13' 11" x 13' 1")
- ✔ Kitchen/Dining Room 3.0m x 4m (9' 10" x 13' 1")
- Extension Reception 3.0m x 2.62m (9' 10" x 8' 7")
- Area Between Garage and Property 4.65m x 3.1m (15' 3" x 10' 2")
- Bedroom 1. 3.5m x 4.35m (11' 6" x 14' 3")
- Extended Garage 5.65m x 5.0m (18' 6" x 16' 5")
- Summer House 2.4m x 2.4m (7' 10" x 7' 10")

And there's more...

- ✔ Beautifully presented property
- ✔ Popular residential location
- ✔ Close to local amenities