



18 Spinney Grove
Hereford HR1 1AY

£350,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'E'

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

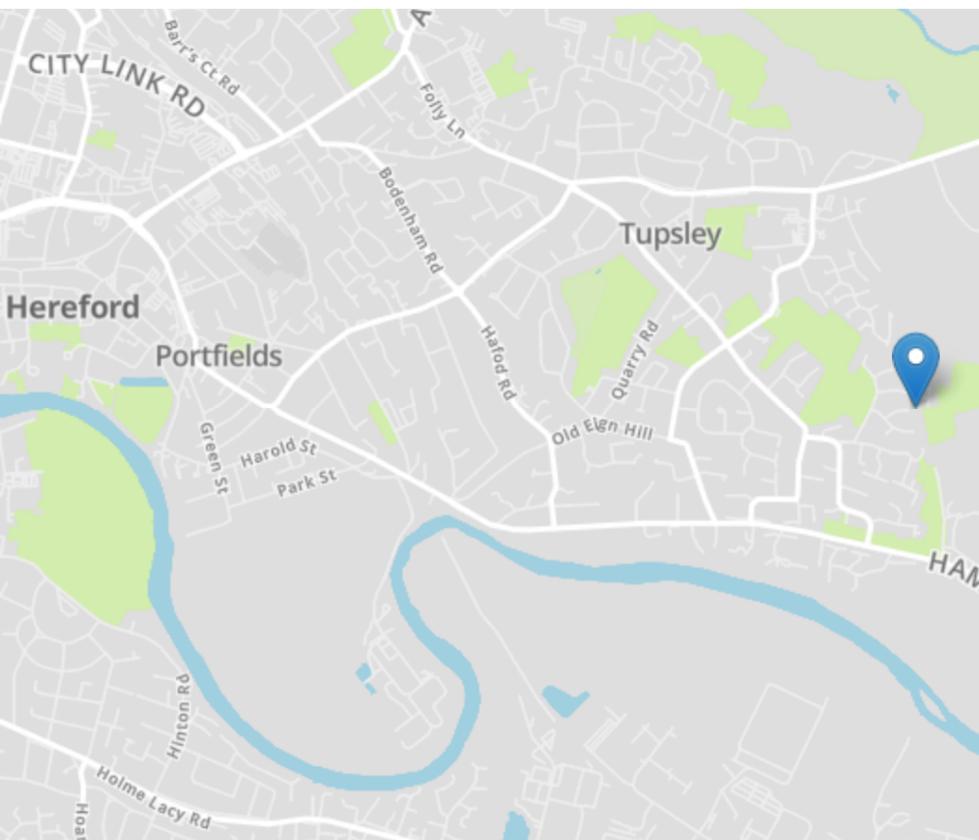
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed east on A438 Ledbury Road, turn right onto B4224 Hampton Park Road, after approximately one mile turning left onto Sudbury Avenue, take the third turning right onto Gurney Avenue, first left onto Queenswood Drive, turn right onto Thistledown Grove, left onto Spinney Grove where the property will be found at the far end of the cul-de-sac, as indicated by the Agent's For Sale board. For those who use 'What3words'///feeds.change.rushed



| 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 | | 68 | 76 |

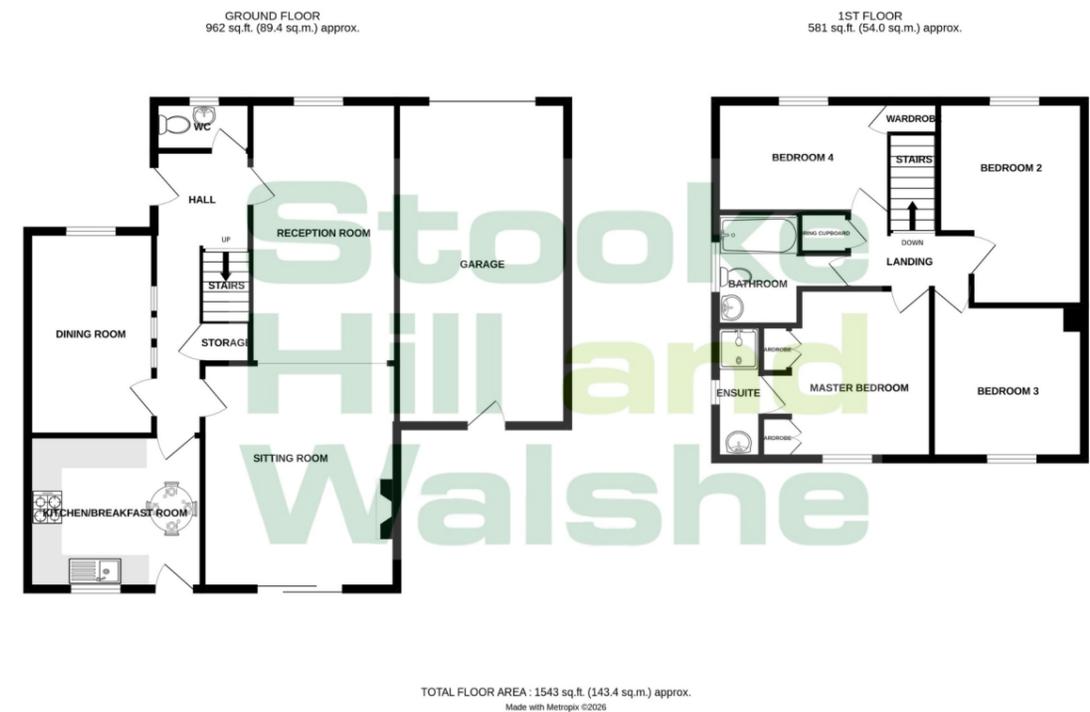
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• VIRTUAL TOUR VIA OUR WEBSITE & YOUTUBE CHANNEL • cul-de-sac corner position

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

Located at the end of a cul-de-sac in a corner position, near to Hollywell Gutter lane, in this highly sought after residential area of Hampton Dene, a four bedroom detached property which has been further improved by the construction of a family room in what was the garage, and is an ideal family enjoying two substantial reception rooms, kitchen/dining room, four bedrooms, master suite, bathroom, garage and gardens.

Situated in the Hampton Dene/Hampton Park residential areas, approximately 2.5 miles east of central Hereford, where the locality is sought after for its convenience and local amenities including, Doctors surgery, hairdressers, post office, bus service, shops, public house, church, open recreation area known as "The Quarry", colleges, primary and secondary schools

In more detail the property comprises:

A ramped path at the side elevation, with canopy over, and a double glazed door leads to:

GROUND FLOOR

Entrance Hall

With oak laminate, 2 ceiling light points, radiator, power points, telephone point, and under stairs storage cupboard. There is an Acorn stairlift that we believe will be left with the property.

Downstairs Cloakroom

Having obscured glass window to the front elevation, tiled floor, splash tiling over the wash hand basin with chrome mixer tap over, low level WC, radiator and (original) electrical consumer unit.

Garage Conversion Reception Room

5.25m x 2.7m (17' 3" x 8' 10")

We believe this conversion to be done to building regulations.

With carpet flooring, double glazed window to the front elevation overlooking the driveway, 2 radiators, TV, telephone point, and 2 wall light points. Large archway leads to:

Lounge

4.575m x 3.775m (15' 0" x 12' 5")

With chimney breast housing the coal effect gas fire, carpet flooring, ceiling light point, 2 wall light points, radiator, 2 TV points, telephone point, and double glazed sliding patio doors leading out onto the rear garden and patio.

Dining Room

4.0m x 2.55m (13' 1" x 8' 4")

With ceiling light point, 2 wall light points with dimmer switches, carpet flooring, ample power points, double glazed window to the front elevation, radiator, and internal single obscured glass windows allowing natural light.

Kitchen/Breakfast Room

3.525m x 3.1m (11' 7" x 10' 2")

With oak effect laminate flooring, 2 ceiling light points, double glazed window to the rear elevation overlooking the rear garden, double glazed obscured glass leading to the rear garden, radiator, area for breakfast table, fitted kitchen comprising; wall, base units, roll top working surfaces, space and plumbing for washing machine, space and plumbing for dishwasher, integrated oven with 4 ring gas hob and cooker hood over, space for fridge/freezer, 1.5 bowl stainless sink with drainer and chrome mixer tap over, and ample power points.

From the reception hall a carpeted stairs leads to:

FIRST FLOOR

Landing

With loft access above, large airing cupboard with electric immersion heater, storage shelving, and ceiling light point.

Master Bedroom

3.35m x 3.452m (11' 0" x 11' 4")

With carpet flooring, ceiling light point with ceiling fan, telephone point, power points, radiator, double glazed window to the rear elevation overlooking the gardens and beyond, fitted wardrobes with 2 sets of double doors and a recess between which opens through to:

En-Suite

The original suite comprising: tiled floor, spot lights, wall mounted light with shaver point, vanity wash hand basin with chrome mixer tap over, radiator, double glazed obscured glass window, fully tiled shower cubicle with electric shower, and glass folding screen.

Bedroom 2

4.25m x 2.8m (13' 11" x 9' 2")

With carpet flooring, ceiling light point, ceiling fan, double glazed window to the front elevation, radiator, TV point, and power points.

Bedroom 3

3.0m x 3.35m (9' 10" x 11' 0")

With ceiling light point with ceiling fan, double glazed window to the rear overlooking the garden and beyond, radiator, power points, and TV point.

Bedroom 4

2.128m x 3.68m (7' 0" x 12' 1")

With carpet flooring, ceiling light point with ceiling fan, radiator, and double glazed window to the front elevation over the stair bulk head there is a storage cupboard with hanging rail and storage shelving.

Bathroom

Being fully tiled, double glazed obscured glass window to the side elevation, towel radiator, wash hand basin with chrome mixer tap over, wall mounted light with shaver point, spot lights, low level WC, and bath with shower attachments and foldable glass screen.

OUTSIDE

The property is a corner plot position, and is approached over a tarmacadamed driveway which offers ample off road parking. From here there are slated and shrubbery beds either side, and the front garden has a selection of shrubs, trees, and seasonal flowers, then from here it leads to the garage. A ramped path leads to a side elevation access, and from here leading around to the rear garden where there are two patio areas. The garden a a whole is surrounded by fencing and shrubbery borders, lawned area, ornamental roses, and currently needs some TLC, but would be low maintenance if so desired.

Garage

With an electric rolling door, single glazed rear door, power, and lighting.



At a glance...

- Garage Conversion Reception Room 5.25m x 2.7m (17' 3" x 8' 10")
- Lounge 4.575m x 3.775m (15' 0" x 12' 5")
- Dining Room 4.0m x 2.55m (13' 1" x 8' 4")
- Kitchen/Breakfast Room 3.525m x 3.1m (11' 7" x 10' 2")
- Master Bedroom 3.35m x 3.452m (11' 0" x 11' 4")
- Bedroom 2. 4.25m x 2.8m (13' 11" x 9' 2")
- Bedroom 3. 3.0m x 3.35m (9' 10" x 11' 0")
- Bedroom 4. 2.128m x 3.68m (7' 0" x 12' 1")

And there's more...

- Ideal for walks
- Popular residential area
- Close to local amenities

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.