



**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**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

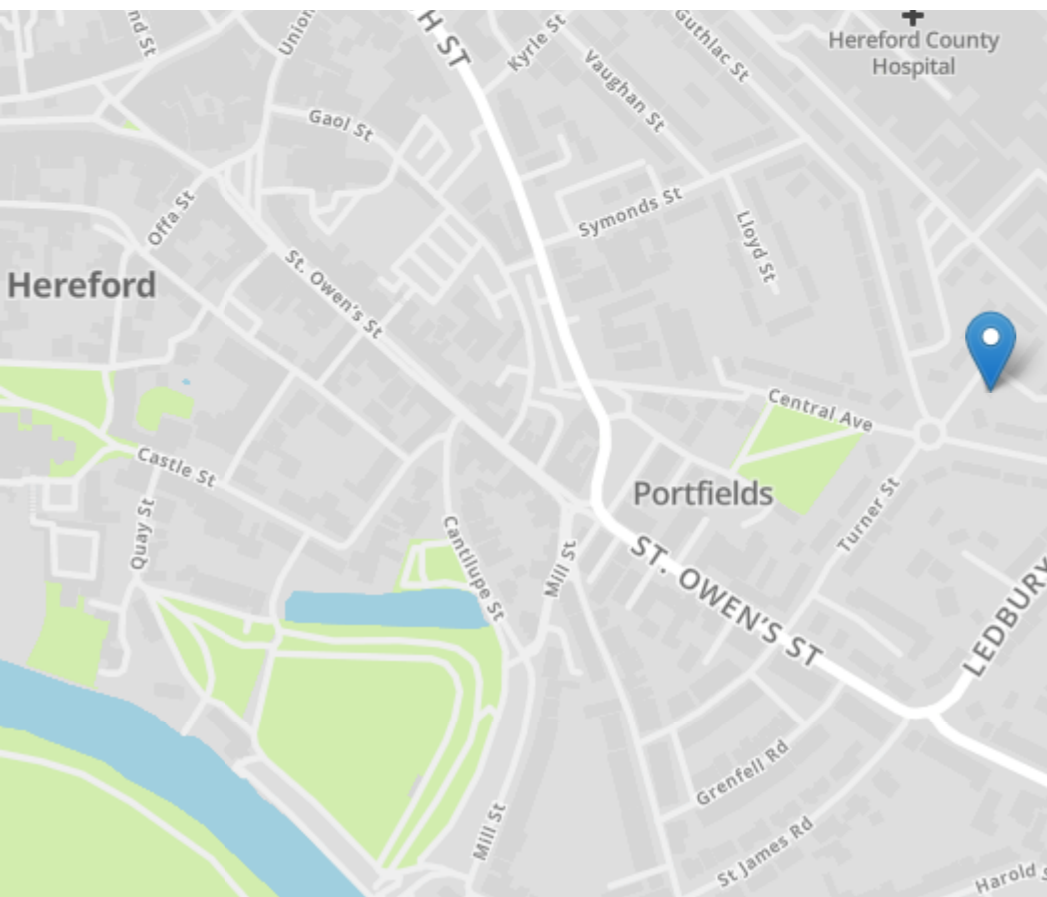
2 Andrews Close  
Hereford HR1 2JX

**£325,000**



**DIRECTIONS**

Proceed east onto A438 Ledbury Road, just after the fire station, turn left onto Turner Street, take the third exit off the roundabout onto Andrews Close and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3word' ///Bright.bills.drums



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	73	
(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.

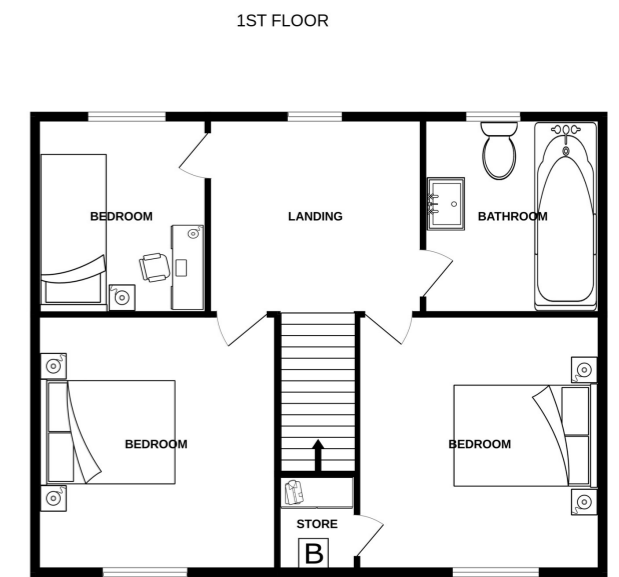
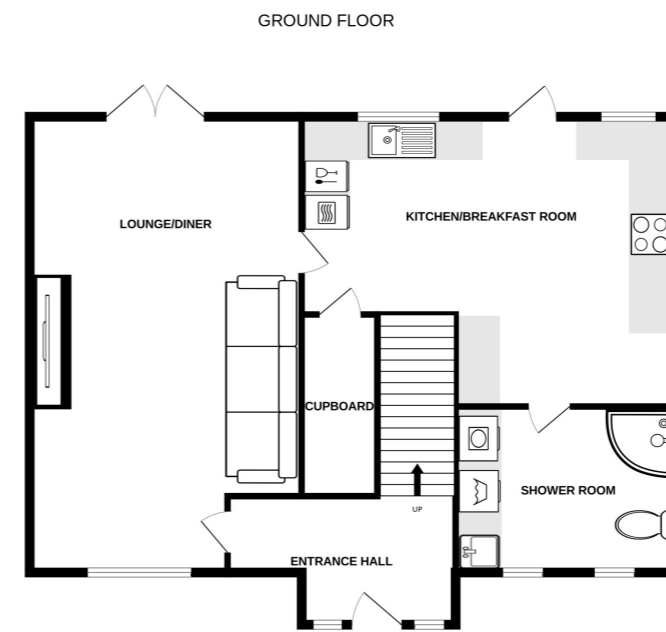


• Recently reconfigured and updated • Spacious 3 bedroom property • Garage and ample off road parking

Hereford 01432 343477

Ledbury 01531 631177





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## OVERVIEW

This recently reconfigured and updated to a high standard, 3 bedroom semi detached property offers an incoming purchaser a beautiful home comprising; central heating and double glazing, downstairs shower/utility room, lounge, recently re-fitted kitchen, 3 bedrooms, family bathroom, garage and off road parking for approximately 6 cars, and gardens front and rear.

This property is conveniently situated east of Hereford City centre and is within walking distance to an array of city amenities and has the added benefit of being close to the train station, Hereford Hospital and daily bus service for those who require it.

In more detail the property comprises:

Recently brick built porch leads to:

### Entrance Hall

Having composite door with obscured glass panels, at the front elevation, tiled floor, spot lights, and radiator.

Door to:

### Lounge

3.62m x 5.7m (11' 11" x 18' 8")

Recently fitted carpet, 2 ceiling light points, TV and telephone point, internet point, wealth of power points, 2 radiators, double glazed window to the front elevation, and double glazed french doors to rear elevation leading out onto an Indian sandstone patio entertaining space.

### Kitchen

4.0m x 3.8m (13' 1" x 12' 6")

A recently fitted B&Q kitchen comprising soft close wall, drawer and base units with feature lighting underneath, breakfast bar with space for 2 stools, space for freestanding fridge/freezer, single bowl stainless steel sink, mixer tap over and drainer integrated appliances to include Beko electric oven, electric 4 ring induction hob, Cook and Lewis cooker hood over, Beko full size dishwasher, understairs storage cupboard with power, glazed window to the rear elevation, double glazed door with window panel to the rear elevation, double glazed window to the side elevation, large tiled floor, and energy saving spot lights.

Door to:

### Downstairs Shower/Utility Room

1.8m x 2.9m (5' 11" x 9' 6")

With tiled floor, energy saving spotlights, working surface which matches the kitchen, stainless steel sink with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wall and base units, 2 double glazed windows to the front elevation, large wall mounted towel/radiator, low level WC, corner shower cubicle with mains shower unit and two shower heads over, and extractor fan.

From the entrance hall stairs with fitted carpet leads to

## FIRST FLOOR

### Landing

The upstairs has been recently reconstructed which gives the upstairs a spacious feeling, and having fitted carpet, double glazed window to the rear elevation, loft access, interlink smoke system, radiator, and power points.

### Bedroom 1

3.0m x 3.55m (9' 10" x 11' 8")

With recently fitted carpet, radiator, double glazed window to the front elevation, power points and door to wardrobe which houses the Worcester Bosch combi central heating boiler which was fitted approximately two years ago.

### Bedroom 2

3.0m x 3.7m (9' 10" x 12' 2")

With recently fitted carpet, radiator, double glazed window to the front elevation, power power points, and ceiling light point.

### Bedroom 3

2.4m x 2.65m (7' 10" x 8' 8")

With recently fitted carpet, ceiling light point, power points, radiator, double glazed window to the rear elevation overlooking the rear garden.

### Family Bathroom

With tiled floor, energy saving spot lights, tall wall mounted central heating towel rail/radiator, vanity wash hand basin with mixer tap over, wall mounted LED feature mirror, obscured glass double glazed window to the rear elevation and low level WC, bath with mixer tap and mains shower unit over with two shower attachments, and extractor fan.

### OUTSIDE

A dropped curb across the front allowing access onto an extremely large off road parking area, where this area is split into two, and from here a long tarmac/acadamed driveway suitable for approximately 3 vehicles. There is a paved space with gravel stone parking area allowing access for approximately 3 vehicles as well and Indian sandstone area suitable for a patio area and a pathway leading upto the front entrance porch. The tarmac/acadamed driveway also leads upto a purpose built garage. From both the kitchen and lounge double glazed doors leads onto the rear sandstone patio entertaining space which has southeasterly direction and from here the garden leads down to a point with entertaining areas, dispersed between a good sized lawn area. A feature raised flower bed acts as a feature in the centre of the garden with oyster beige tiling, slated tiles on top. Towards the garage there is fencing surrounding the boundary perimeter and a stoned storage area at the rear of the garage ideal for storing bins etc. This garden has outdoor lighting.

### Garage

6.0m x 3.45m (19' 8" x 11' 4")

With electric rolling door at the front, outdoor feature lighting, electric car charging port, outdoor electrical socket, and inside is a concrete floor, roof trusses allowing storage, 4 ceiling light point, power, separate consumer unit, double glazed door giving direct access to the rear garden and the driveway, and double glazed window to the side elevation.



## At a glance...

✔ Lounge 3.62m x 5.7m (11' 11" x 18' 8")

Kitchen 4.0m x 3.8m (13' 1" x 12' 6")

✔ Downstairs Utility/Shower 1.8m x 2.9m (5' 11" x 9' 6")

Bedroom 1. 3.0m x 3.55m (9' 10" x 11' 8")

Bedroom 2. 3.0m x 3.7m (9' 10" x 12' 2")

Bedroom 3. 2.4m x 2.65m (7' 10" x 8' 8")

## And there's more...

✔ Recently restructured and updated to a high standard.

✔ Close to Hospital, colleges and city centre.

✔ Popular residential location.

## 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.