



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

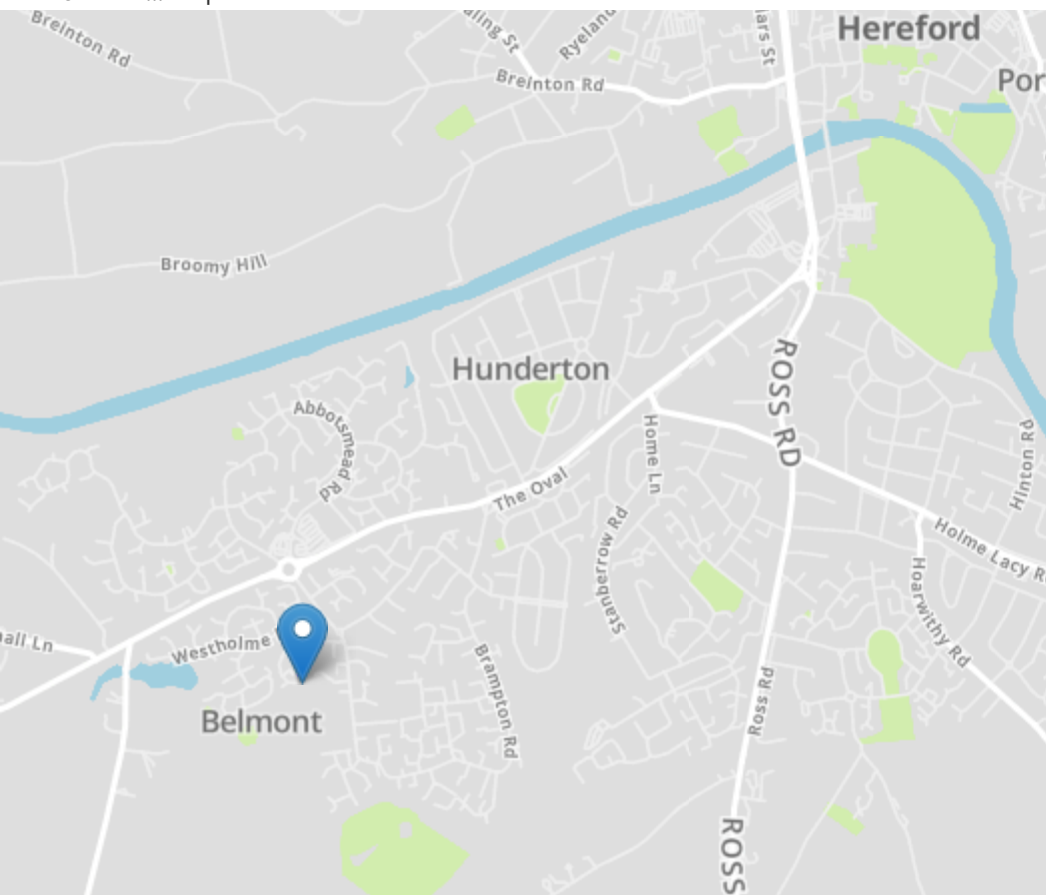
8 Raven Walk
Raven Walk, HR2 Hereford HR2 7TL

£194,950



DIRECTIONS

From Hereford City proceed south onto A49 towards Belmont, using the two right hand lanes proceed onto A465 Belmont Road, at the roundabout take the first exit onto Southolme Road, at the roundabout take the second exit straight over onto Waterfield Road, turn right onto Kingfisher Road, turn first left after Linnet Close, onto the allocated car park area, on foot walk towards Raven Walk and the property can be found facing your direction. For those who use 'What3words' //snap.even.voices



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		
		85
	71	

EU Directive 2002/91/EC

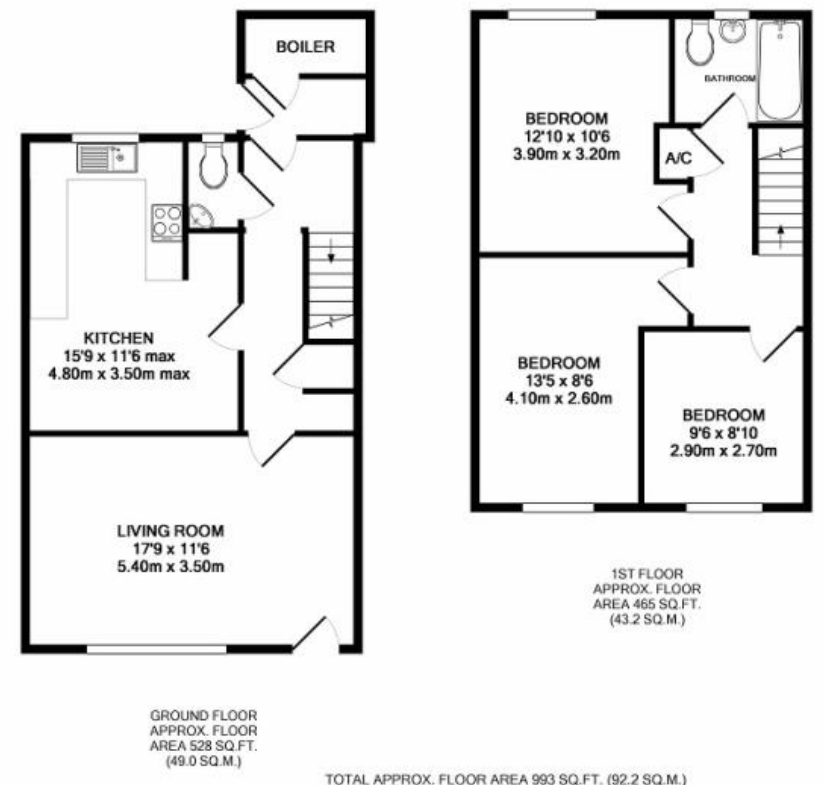
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Set in this quiet location adjacent to Belmont Country Park approximately two miles South of the City centre, a three bedroom mid terrace property in need of updating, but the property enjoys spacious accommodation including good size porch, downstairs cloakroom, fitted kitchen, lounge, three good size bedrooms, bathroom, and rear garden.

In the area are a range of amenities to include supermarket, shops, schools and a regular bus service to and from the City centre, if required. In more detail the property comprises:

Door to:

Entrance Porch

2.1m x 1.0m (6' 11" x 3' 3")

With electrical meter, tiled floor, and wall light point.

Door to:

Storage Cupboard

Housing the gas meter, central heating boiler, concrete floor and storage around.

Entrance Hall

With consumer unit, carpet flooring, ceiling light point, radiator, under stairs storage cupboard, and another storage area at the back of the staircase.

Downstairs Cloakroom

With carpet flooring, low level WC, double glazed obscured glass window to the rear elevation, wash hand basin with tiled splashback and hot and cold tap.

Kitchen/Dining Room

4.75m x 3.5m (15' 7" x 11' 6")

With wooden fitted kitchen with wall and base units, gas oven, space and plumbing for washing machine, space for fridge, space for freezer, 1.5 bowl and drainer, double glazed window to front elevation, radiator, 2 ceiling light points, vinyl tiled floor and freestanding storage area ideal for appliances, and power points.

From the entrance hall door leads to:

Living Room

5.40m x 3.2m (17' 9" x 10' 6")

With ceiling light point, double glazed to the rear elevation overlooking the rear garden, plumbing and space for radiator, electric fire, TV, telephone point, ceiling light point, double glazed door to the rear elevation onto the patio area and rear garden.

Fitted carpet on the staircase leads to:

FIRST FLOOR

Landing

With fitted carpet, ceiling light point, door to airing cupboard which houses the immersion heater and shelving

Bedroom 1

3.5m x 3.9m (11' 6" x 12' 10")

Double glazed window to the front elevation with far reaching views to the countryside, radiator, carpet flooring, power points, two doors opening into built-in storage/wardrobe space, and ceiling light point.

Bedroom 2

3.5m x 4.0m (11' 6" x 13' 1")

With loft access radiator, carpet flooring ceiling light point, double glazed window to the rear elevation.

Bedroom 3

2.9m x 2.7m (9' 6" x 8' 10")

Double glazed window to the rear elevation, radiator, carpet flooring, TV and power points.

Bathroom

With tiled floor, panelled walls, chrome towel radiator, double glazed obscured glass window to the front elevation, low level WC, wash hand basin with mixer tap over, fitted bath with mixer

tap over, two additional shower heads over, and ceiling light point.

OUTSIDE

At the front of the property there is a pathway which leads to the front entrance porch, with a stoned area for ease of maintenance, with an area for bin storage and surrounding fence. The rear is accessed from the double glazed door in the lounge with a concrete path leading to the far end of the garden. The garden is tiered and the bottom tier has patio seating area with decked benches and from here a small lawned patch with the highest tier being a decking area and has a summerhouse/store. A personal gated access leads out onto the park land area with a public footpath at the side for access to countryside walks. This property has an allocated parking space and there is a visitors space as well.



At a glance...

- Living room 5.40m x 3.2m (17' 9" x 10' 6")
- Kitchen/Dining Room 4.75m x 3.5m (15' 7" x 11' 6")
- Bedroom 1. 3.5m x 3.9m (11' 6" x 12' 10")
- Bedroom 2. 3.5m x 4.0m (11' 6" x 13' 1")
- Bedroom 3. 2.9m x 2.7m (9' 6" x 8' 10")

And there's more...

- Allocated parking
- Close to local amenities
- Close to countryside walks

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.