



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

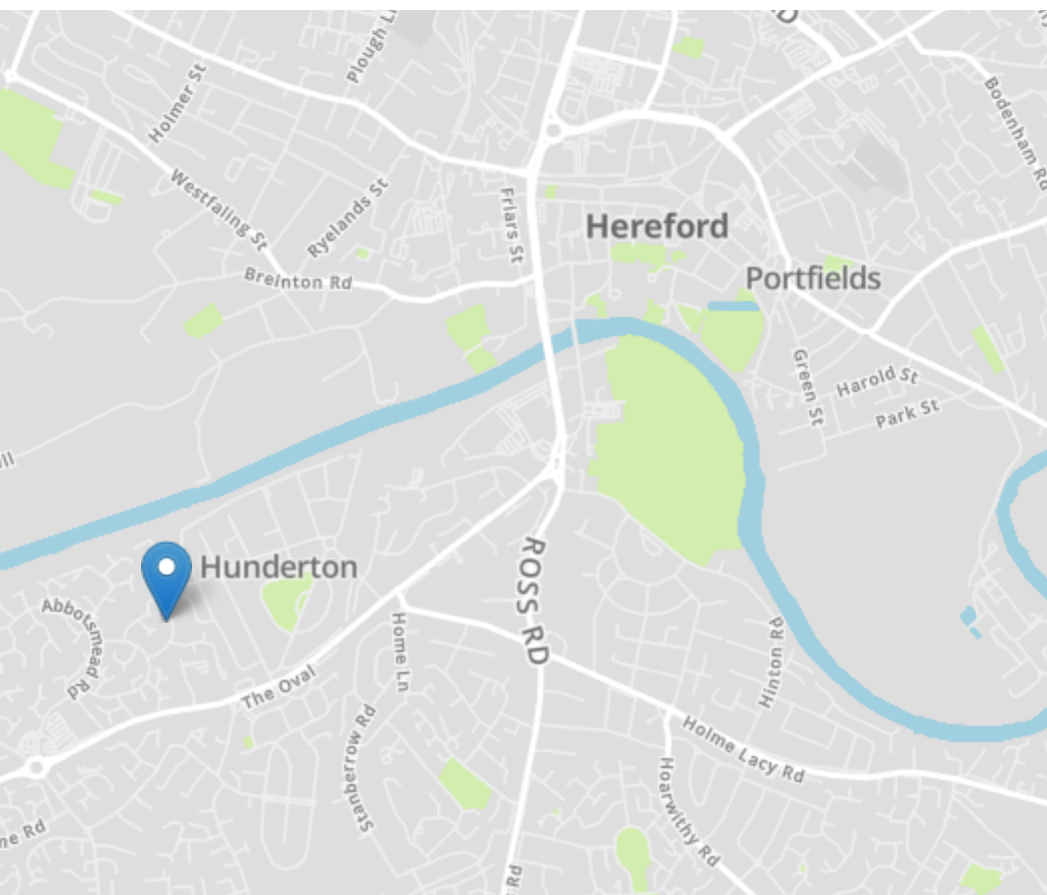
13 Sydwall Road
Belmont Hereford HR2 7XJ

£255,000



DIRECTIONS

Proceed along the Belmont Road (A465), at the roundabout take the fourth exit onto Abbotsmead Road, take the section right Whitefriars Road, turn left into Sydwall Road where the property can be found on the left hand side. for those who use 'What3words'//finger.bands.pizza



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

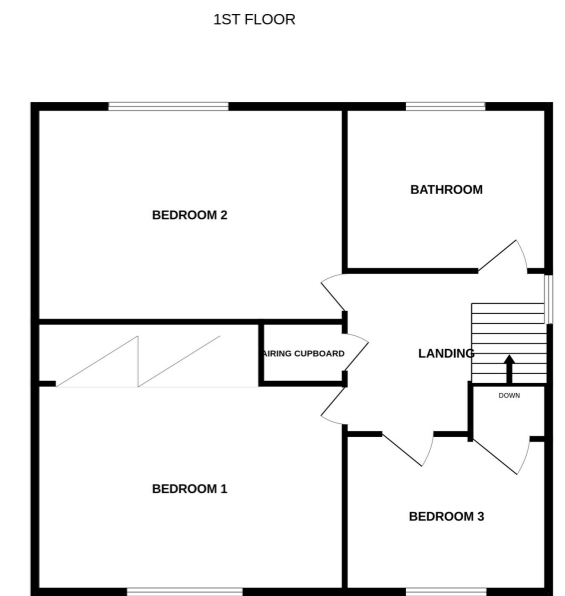
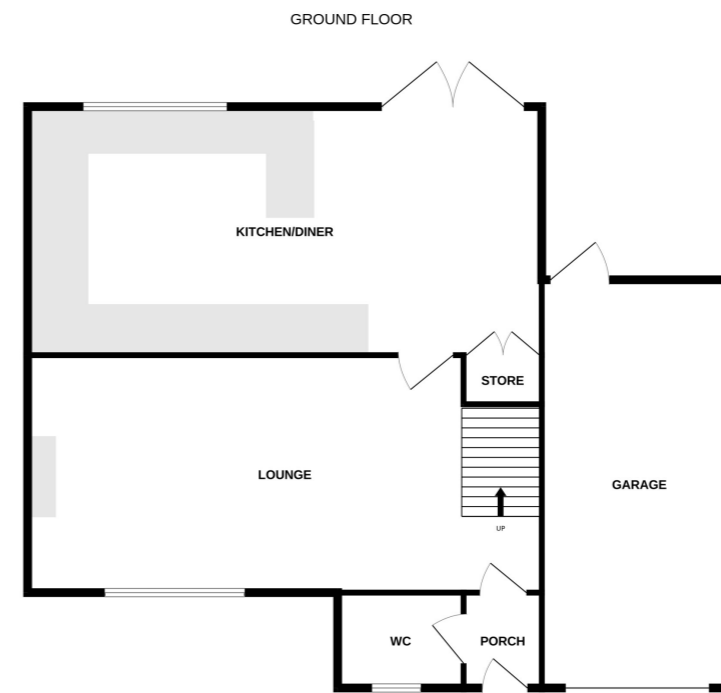
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• Downstairs cloakroom • Three bedroom • Garage & off road parking

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This terraced property comprises lounge, kitchen/dining room, cloakroom, three bedrooms, recently refurbished bathroom, garage, gardens and parking for at least two vehicles. The property is situated in the Belmont area of Hereford with a range of amenities close by to include shops, church schools, Tesco superstore, health centre and for those that require it there is a regular bus service from Hereford City centre.

In more detail the property comprises:

Double glazed door from the front elevation leads to:

Entrance Porch/Hall

Having radiator, wooden laminate flooring and ceiling light point.

Door leads to:

Downstairs Cloakroom

Having continued wooden flooring, low level WC, radiator, ceiling light point, wall mounted mirror, vanity wash hand basin with tiled splash back, mixer tap over and double glazed obscured glass window to front elevation.

From entrance hall door leads to:

Lounge

4.53m x 4.52m (14' 10" x 14' 10")

Having laminate vinyl tile flooring, ceiling light and

wall light points, two radiators, feature 'show' fireplace and chimney, double glazed window to front elevation, TV point and telephone point. Doorway leads to:

Kitchen/Dining Room

4.4m x 3.3m (14' 5" x 10' 10")

Kitchen Area:

Having wall and base units with a roll top work surfaces over, central heating combi boiler in a boiler cupboard, two spaces for fridge and freezer, plumbing and space for washing machine, stainless steel Franke sink, drainer, mixer tap, integrated double Zanussi oven, 4 ring gas burner with cooker hood over and double glazed window to rear elevation.

Dining Area:

Having a ceiling light point, newly fitted double glazed french doors with internal blinds leading to the rear opening onto patio, radiator, tile Lino flooring and under stairs storage cupboard.

From the living room stairs lead to:

FIRST FLOOR

Landing

Having carpet flooring, loft access above, ceiling light point, double glazed window to side elevation and large airing cupboard with radiator and shelving.

Bedroom 1

3.7m x 2.5m (12' 2" x 8' 2")

Having a fitted carpet flooring, ceiling light point, radiator, large fitted wardrobes with sliding doors, TV point, telephone point and double glazed window to the front elevation.

Bedroom 2

3.5m x 2.6m (11' 6" x 8' 6")

Having double glazed window to the rear elevation, carpet flooring, ceiling light point and TV point.

Bedroom 3

1.9m x 2.7m (6' 3" x 8' 10")

Having a built-in storage cupboard with a stair bulk head, carpet flooring, ceiling light point, radiator and double glazed window to front elevation.

Bathroom/Shower Room

Having a sliding door, recently re-fitted having LVT flooring, extra large shower cubicle with glass swivel screen, rainforest shower, extractor fan, double glazed obscure glass window to rear elevation, low level WC, vanity wash hand basin mixer tap over, central heating towel rail and ceiling light point.

OUTSIDE

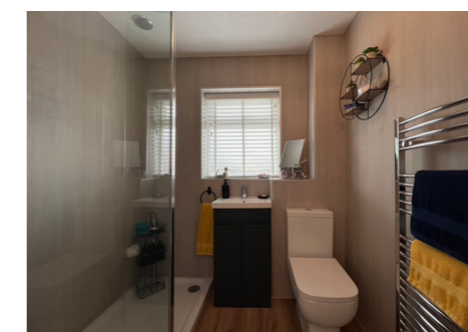
To the front elevation there is access to the tarmacadamed driveway, for two plus vehicle

parking, and beyond here it leads to the garage. The front garden has a small fence surrounding the boundary and a lawned area, stone feature with flower beds and outdoor power. The southwest rear garden is accessed via the patio door from the kitchen/dining room onto the patio area, again there is outdoor power, and further outdoor power that leads to the garage. Steps lead up to a first tier where there is artificial grass in the centre of the garden which is surrounded by gravel which provides low maintenance. From here a second tier leads to a flower bed area which is boundaried by fencing.

Single Garage

2.55m x 5.0m (8' 4" x 16' 5")

With rolling electric door, power, light, loft space above, and personal door leading to the garden.



At a glance...

- Lounge 4.53 x 4.52 (14'10 x 14'10")
- Kitchen/Dining Room 4.4m x 3.3m (14'5" x 10'10)
- Bedroom 1. 2.5m x 3.7m (12'2" x 8'2")
- Bedroom 2. 2.6m x 3.5m (11'6" x 8'6")
- Bedroom 3. 1.9m x 2.7m (6'3" x 8'10")
- Garage 2.55m x 5.0m (8'4" x 16'5")

And there's more...

- Close to local amenities
- Popular residential area
- Gas central heating and double glazing

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.