



107 Hampton Dene Road
Hereford HR1 1UJ

£265,000

NO ONWARD CHAIN



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

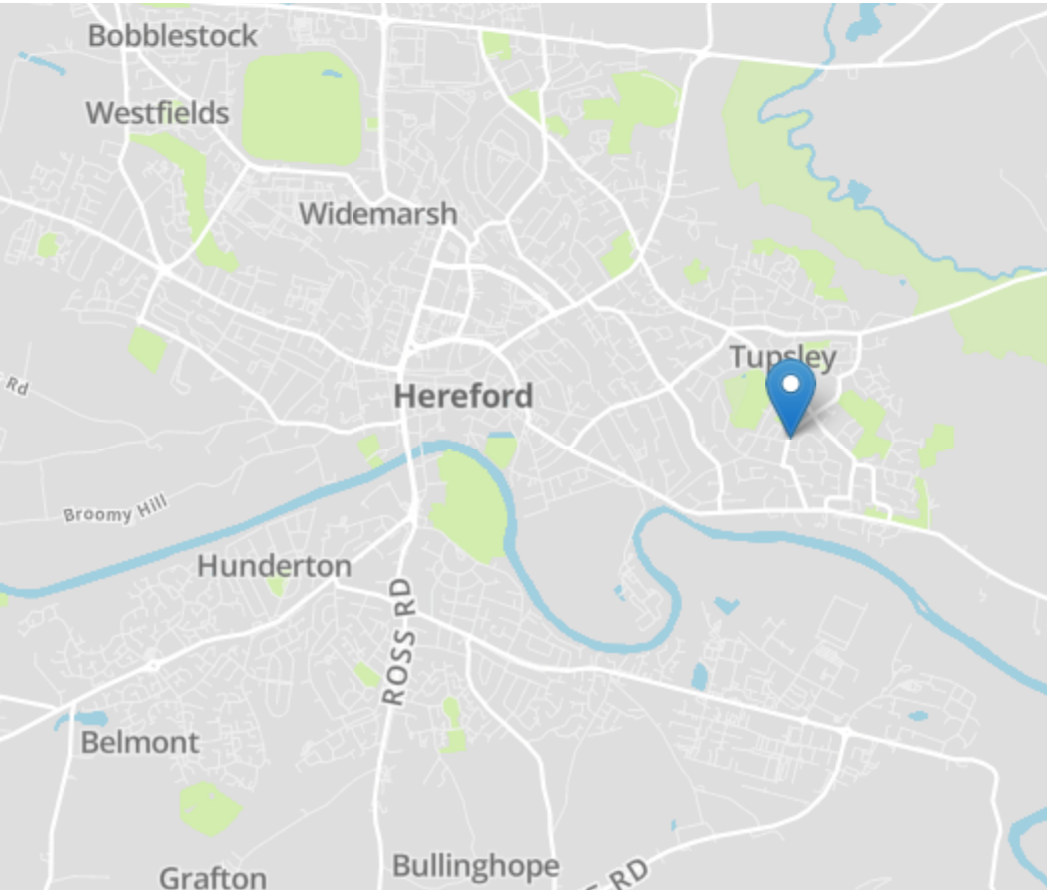
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

Proceed north on Victoria St/A49; at the roundabout, take the 2nd exit onto Newmarket St/A438, continue to follow the A438; turn left onto St Owen's St/A438, continue to follow the A438 at the roundabout, take the 3rd exit onto Hafod Rd; Turn left onto Old Eign Hill; Turn left onto Hampton Dene Rd, after approx. 0.1 miles, the property will be located on the right-hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///swept.covers.shaky



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(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.



• No onward chain • Downstairs accommodation • Off road parking • VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE & OUR YOUTUBE CHANNEL

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This 2/3 bedroom semi-detached house benefits from a lounge/diner, kitchen, an annexe/downstairs bedroom with a wet room, two further bedrooms, a bathroom, front and rear garden space, as well as a single garage and driveway providing off-road parking. This property is being offered for sale with NO ONWARD CHAIN. The property has good access to nearby amenities to include local colleges, pharmacy, Tesco Express and petrol station, fast food takeaways, off license and a hairdressers.

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via a uPVC double glazed front door, access to the lounge, and access to an inner hallway giving access to the first floor.

LOUNGE/DINING ROOM

6m x 4m (19' 8" x 13' 1")
The lounge/dining room comprises of: a brick fireplace with an open flue and quarry-tiled hearth; two electric radiators; double glazed window to the front elevation; access to a

cloaks cupboard with a hanging rail.

KITCHEN

4m x 2.66m (13' 1" x 8' 9")
The kitchen comprises of: fitted traditional oak units; a sink and drainer; space and plumbing for a washing machine; laminate working surfaces; space for a fridge and freezer; space for a cooker; a pantry unit with shelving; an electric radiator; a double glazed window to the rear elevation, and a door giving access to the garage.

BEDROOM THREE/ANNEXE

3.23m x 6.76m (10' 7" x 22' 2")
Bedroom three/annexe (extension to the original property) comprises of: a skylight; french-style patio doors giving access to the rear patio; built-in storage; a door to a wet room, and an electric radiator.

WET ROOM

The wet room comprises of: tiled flooring; a shower cubicle with a Mira shower; a low flush WC; a vanity wash hand basin, and part-tiled walls.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: access to an airing cupboard with shelving, housing the aqua efficient instant hot water tank-servicing domestic hot water; access to bedrooms one, two, and the bathroom.

BEDROOM ONE

3.32m x 4m (10' 11" x 13' 1")
Bedroom one comprises of: two double wardrobe units; a triple wardrobe unit; a mirror, and a large dormer-style window to the front elevation.

BEDROOM TWO

2.77m x 2.72m (9' 1" x 8' 11")
Bedroom two comprises of: a double glazed window to the side elevation, power points, and loft access.

BATHROOM

The bathroom comprises of: an enamelled panel bath with a tiled surround; a pedestal wash hand basin; a low flush WC; an electric radiator, and a double glazed window.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a driveway providing parking, a lawn with flower and

shrubby borders, and access to the front door, as well as the garage.

GARAGE

2.54m x 6.23m (8' 4" x 20' 5")
The garage comprises of: a single up and over door, a gas meter, power and light, a garden store with power points, and a personal door to the rear garden.

REAR GARDEN

The south-east facing rear garden comprises of: side access from the front approach with timber security gates; a raised patio area leading off the annexe/bedroom three, a paved pathway, lawn space, ornamental trees and shrubbery, and timber slated fencing surrounding the boundary.

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/DINING ROOM: 6m x 4m (19' 8" x 13' 1")
- KITCHEN: 4m x 2.66m (13' 1" x 8' 9")
- BEDROOM THREE/ANNEXE: 3.23m x 6.76m (10' 7" x 22' 2")
- BEDROOM ONE: 3.32m x 4m (10' 11" x 13' 1")
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- GARAGE: 2.54m x 6.23m (8' 4" x 20' 5")

And there's more...

- Downstairs Accommodation
- Off-road parking
- Further potential with the rear garden space