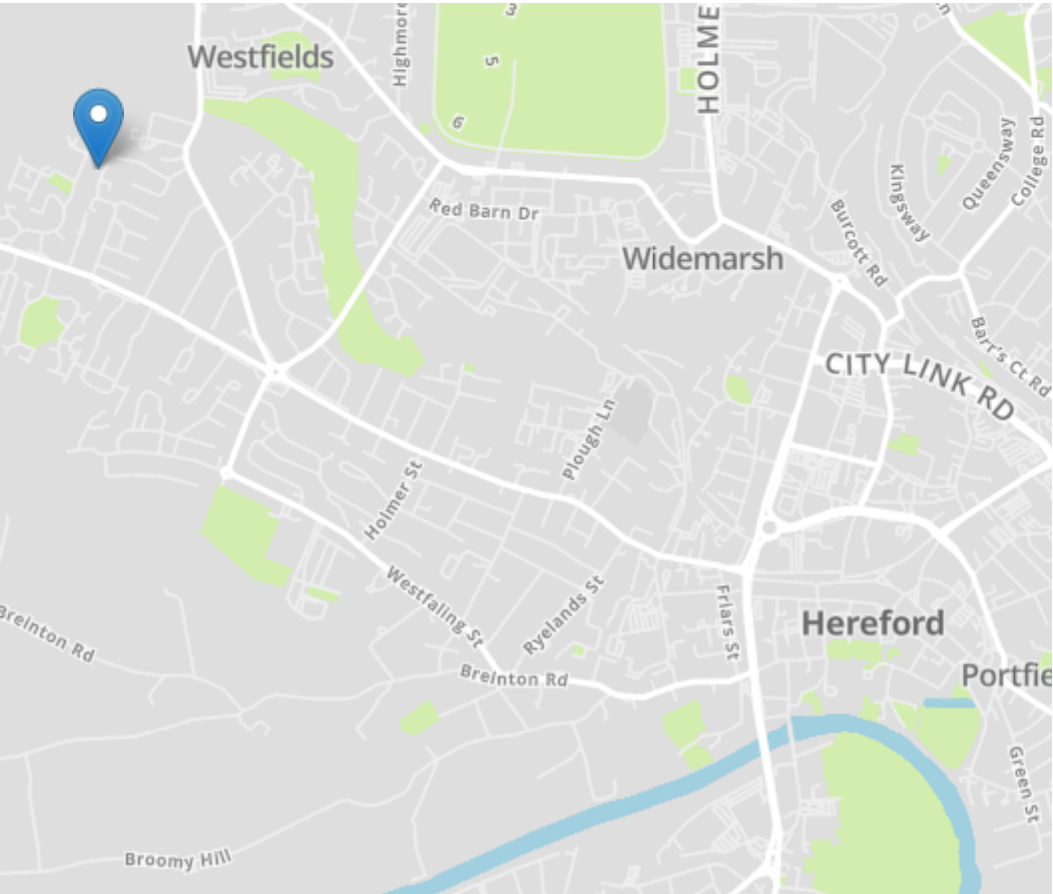




## DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, turn left onto Bonington Drive and the property can be found on the right hand side as indicated by Stooke, Hill and Walshe For Sale Board. For those who use "What3words" ///onions.works.soils



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
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.

64 Bonington Drive  
Hereford HR4 0RU

£240,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • 3 bedroom mid terrace property • Double glazing and gas central heating • Garage and off road parking

Hereford 01432 343477

Ledbury 01531 631177





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

#### OVERVIEW

A 3 bedroom mid terraced property, offering kitchen, living dining room, 3 bedrooms, bathroom, double glazing, gas central heating, garden, garage and off road parking.

Pleasantly located in between the Kings Acre and Three Elms area of Hereford, approx. 1.5 miles west of Hereford City, close to a wide arrange of everyday amenities to include, shops, schools, churches, public houses, and an irregular bus service to and from Hereford City. For those that enjoy walks, there are lovely walks available in the area with surrounding footpaths, going up as far as Breinton.

A stone and concrete pathway leads to the front elevation and the double glazed front door leads to:

#### Kitchen

2.5m x 3.7m (8' 2" x 12' 2")  
With laminate flooring, ceiling light point, double glazed window to the front elevation, wooden hard working surfaces over fitted base units, sink with drainer with mixer tap over, 4 ring AEG gas burner, AEG cooker hood over, electric fan assisted oven underneath, feature lighting underneath the fitted wall units, feature lighting underneath the base units, space for fridge, space and plumbing for washing machine, radiator, large serving hatch through to the lounge/dining room.

#### Hallway

with large under stairs storage cupboard, radiator, laminate flooring, and ceiling light point.

#### Open Plan Lounge/Dining Room

3.85m x 5.0m (12' 8" x 16' 5")  
With laminate flooring, single ceiling light point, radiator, TV point, telephone point, serving hatch back to the kitchen as mentioned before, and double glazed sliding patio door leading to the west facing rear garden.

From the reception hall a fitted carpet staircase leads to:

#### FIRST FLOOR

##### Landing

With ceiling light point, loft access above, recently fitted carpet, single door opening into a storage cupboard with hanging rail and shelving, and single door opening to the airing cupboard, with shelving, and housing the Worcester Bosch central heating combi boiler.

##### Bedroom 1

3.75m x 3.5m (12' 4" x 11' 6")  
With laminate flooring, ceiling light point, radiator, double glazed window to the west facing rear elevation, power points, TV point and door to wardrobe space with hanging rail and storage shelving.

##### Bedroom 2

2.6m x 3.0m (8' 6" x 9' 10")  
With ceiling light point, laminate flooring, double glazed window to the front elevation, radiator, and a single door to a storage cupboard/wardrobe, with continued laminate flooring, hanging rail and storage shelving.

##### Bedroom 3

2.6m x 3.0m (8' 6" x 9' 10")  
With laminate flooring, ceiling light point, double glazed window to the rear elevation, radiator, and power points.

##### Bathroom

With double glazed window to the front, ceiling slight point, fully tiled floors and walls, radiator, lower level WC, wash hand basin with hot and o old tap over, bath with hot and cold tap, and shower over with shower curtain rail.



FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.

#### OUTSIDE

A dropped curb at the front of the property allows access onto the concrete driveway for approximately two vehicles, and from here this in turn leads to the garage. Laid stone and concrete slabs create a pathway which leads to the front elevation. The predominantly west facing rear garden and some southerly aspect, gives this garden true light and a sunny aspect, with low maintenance fencing creating the boundary circumference, immediately off the property is a recently laid patio area, and from here a low maintenance lawned area with sleepers creating a raised entertaining area at the rear garden with low maintenance laid stone.

#### Garage

4.801m x 2.388m (15' 9" x 7' 10")  
With up and over door, light and power.



#### At a glance...

- ☒ Kitchen 2.5m x 3.7m (8' 2" x 12' 2")
- Living/Dining Room 3.85m x 5.0m (12' 8" x 16' 5")
- Bedroom 1. 3.75m x 3.5m (12' 4" x 11' 6")
- Bedroom 2. 2.6m x 3.0m (8' 6" x 9' 10")
- Bedroom 3. 2.6m x 3.0m (8' 6" x 9' 10")
- Garage 4.801m x 2.388m (15' 9" x 7' 10")

#### And there's more...

#### 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.