



Lyndale,
Madley Hereford HR2 9NJ

£270,000



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and gas are connected to the property. Private drainage.

Outgoings

Council tax band 'D'

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

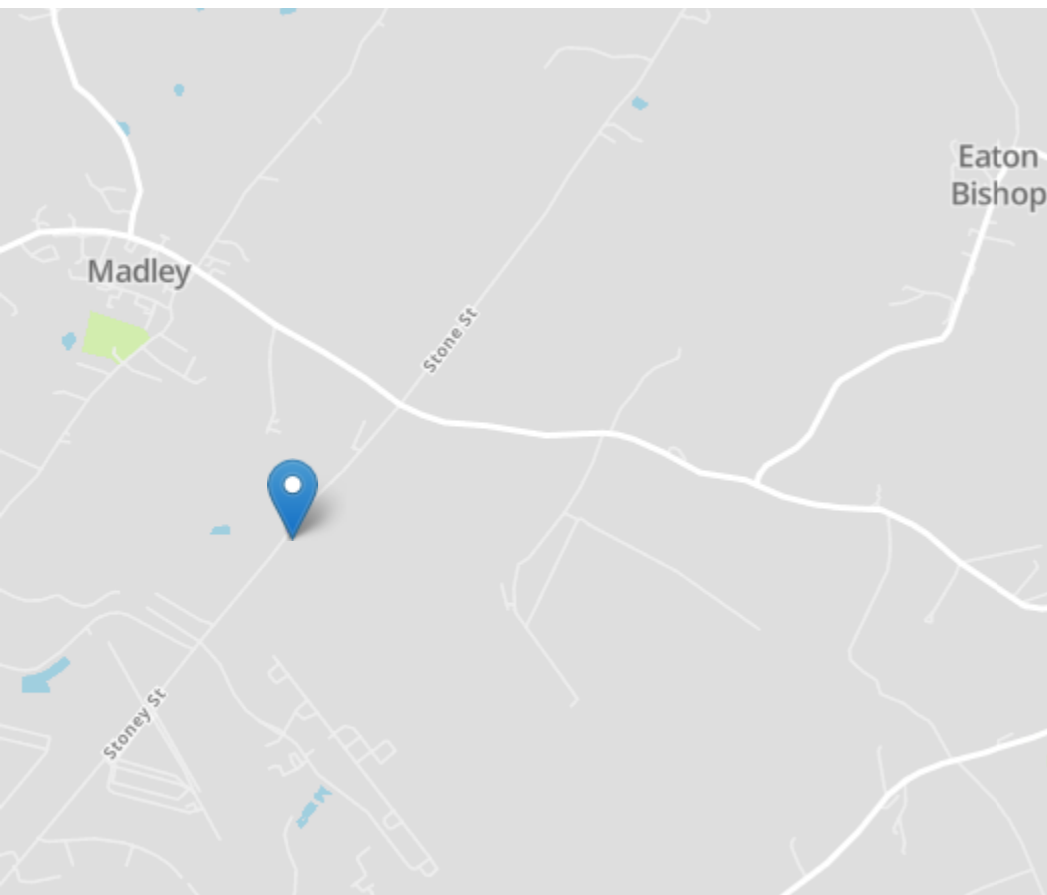
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	100
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(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.

DIRECTIONS

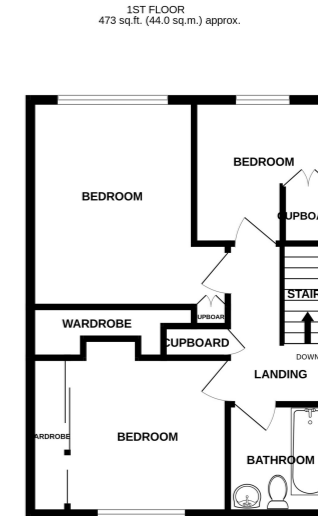
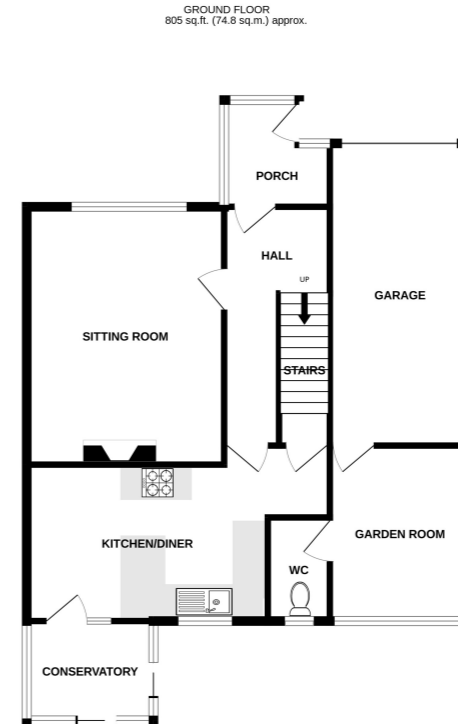
From Hereford City proceed south onto A49, staying in the right hand lane towards A465 towards Abergavenny, turn right onto B4349 towards Clehonger, and go towards the village of Madley, turning left at The comet Inn on Stoney Street and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //reputable.unwell.tipping



- 3 bed bedroom semi detached house
- Gas central heating & double glazing
- Garage & off road parking
- Cloakroom, conservatory and garden room

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.
Made with Metrigis ©2004

OVERVIEW

This semi detached property which benefits from magnificent views across the Herefordshire countryside comprises, gas central heating, double glazing, and having living room, kitchen, dining area, garden room, cloakroom, conservatory, 3 bedrooms, bathroom, gardens, garage and parking for numerous vehicles. Situated in the popular village of Madley, southwest of Hereford City, amenities include, local pub, village shop/post office, church, village hall, primary school and in the nearby village of Kingstone there is a secondary school. The area is in the renowned Golden Valley which has excellent walking and hiking facilities and for those who require it there is a bus service to Hereford City and the market town of Hay on Wye.

In more detail the property comprises:

Part glazed door leads to:

Part glazed Entrance Porch

With ceramic tiled floor.
Further door to:

Reception Hall

With radiator.
Door to:

Living Room

4.80m x 3.69m (15' 9" x 12' 1")
With feature brick fireplace and brick surround, with display niches either side including TV display area, dado rail, double panelled radiator, double glazed window with pleasant outlook to the front and exposed ceiling timbers.

Kitchen

3.27m x 3.90m (10' 9" x 12' 10")
Having a traditional range of light oak units comprising single drainer sink unit with space below for washing machine, built-in double oven with storage above and below, range of laminated working surface with drawers and cupboards, base unit with integrated ceramic hob, storage above and below, breakfast bar type area with storage beneath, ceramic tiled floor, radiator, and under stairs storage facility/pantry.
Glazed door giving direct access to outside and a part timber divider with archway opening through to:

Dining Area

3.11m x 1.85m (10' 2" x 6' 1")
With pine panelling to dado height, radiator, and wall light points.
From the kitchen there is access to:

Garden Room

2.72m x 3.40m (8' 11" x 11' 2")
Having the wall mounted Worcester gas fired boiler servicing domestic hot water and central heating, pine ceiling, double glazed sliding doors giving access to the garden area and personal door to the garage.
Door to:

Cloakroom

With high flush WC, ceramic floor, and radiator.

From the garden room a part glazed door leads:

Conservatory

1.92m x 1.92m (6' 4" x 6' 4")
Of aluminium single glazed construction, ceramic floor and sliding double doors giving direct access to patio

and garden.

Stairs from the reception hall lead to:

FIRST FLOOR

Landing

With window to side, light, linen cupboard with radiator and shelving, and access to roof space.
Door to:

Bedroom 1

3.91m x 3.63m (12' 10" x 11' 11")
A large room with full length floor to ceiling built-in wardrobe with sliding mirrored fronts and additional linen cupboard to the side, and double glazed window with pleasant outlook to the front and open countryside beyond.

Bedroom 2

2.98m x 4.0m (9' 9" x 13' 1")
With floor to ceiling fitted wardrobe units with sliding mirrored fronts, inset dressing table type unit, radiator, power points and the most pleasant it look to the rear over adjoining farmland.

Bedroom 3

2.65m x 2.65m (8' 8" x 8' 8")
With dado rail, radiator, over bulkhead, storage cupboard, and double glazed window with outlook to the front.

Bathroom

With white suite comprising panelled bath and Mira shower and glazed screen to the side, fully tiled walls, low flush WC, vanity wash hand basin, radiator, and

double glazed window.

OUTSIDE

The property is approached from the road onto a concrete driveway providing parking and there is mature hedging dividing the garden from the front road. There is a water feature with a rockery surround and ornamental waterfall, from here there is a paved patio area with gravel either side, which in turn leads to the garage. A side pathway down the side of the property to a beautifully kept rear garden having an abundance of flowery and shrubby borders and colour throughout the year, including rose trees, shrubs, and directly off the rear of the property there is a paved area with a pergola over providing an ideal seating area with gravelled surround, and from here a small vegetable garden, timber greenhouse and large garden store. A particular feature of the rear garden is the lovely backdrop across the adjoining farmland.

Garage

2.61m x 5.66m (8' 7" x 18' 7")
With single up and over door, personal door to the rear,



At a glance...

- Living Room 4.80m x 3.69m (15' 9" x 12' 1")
- Kitchen 3.27m x 3.90m (10' 9" x 12' 10")
- Garden Room 2.72m x 3.40m (8' 11" x 11' 2")
- Dining Area 3.11m x 1.85m (10' 2" x 6' 1")
- Conservatory 1.92m x 1.92m (6' 4" x 6' 4")
- Bedroom 1. 3.91m x 3.63m (12' 10" x 11' 11")
- Bedroom 2. 2.98m x 4.0m (9' 9" x 13' 1")
- bedroom 3. 2.65m x 2.65m (8' 8" x 8' 8")
- Garage 2.61m x 5.66m (8' 7" x 18' 7")

And there's more...

- Pleasant rural views
- Local amenities