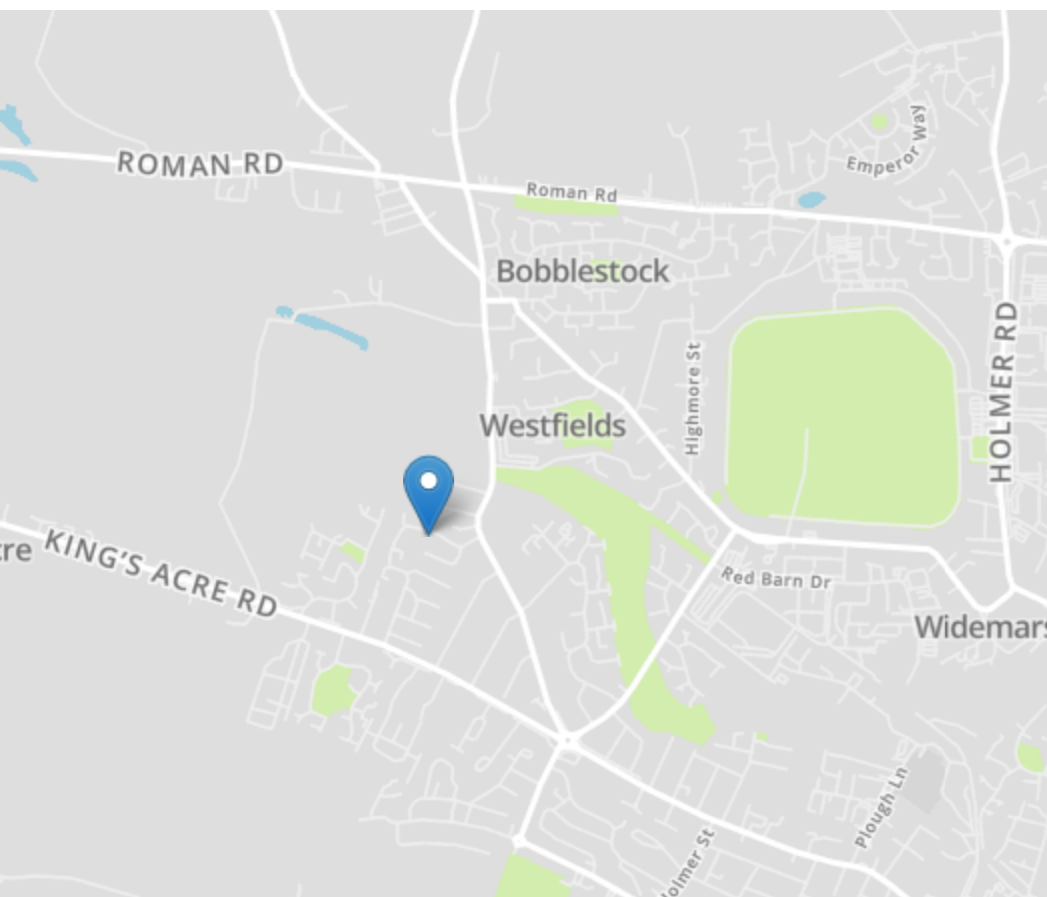




**DIRECTIONS**

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the third exit onto Three Elms Road, turn left onto Bonington Drive and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //mint.yarn.force



**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

63 Bonington Drive  
Hereford HR4 0RU

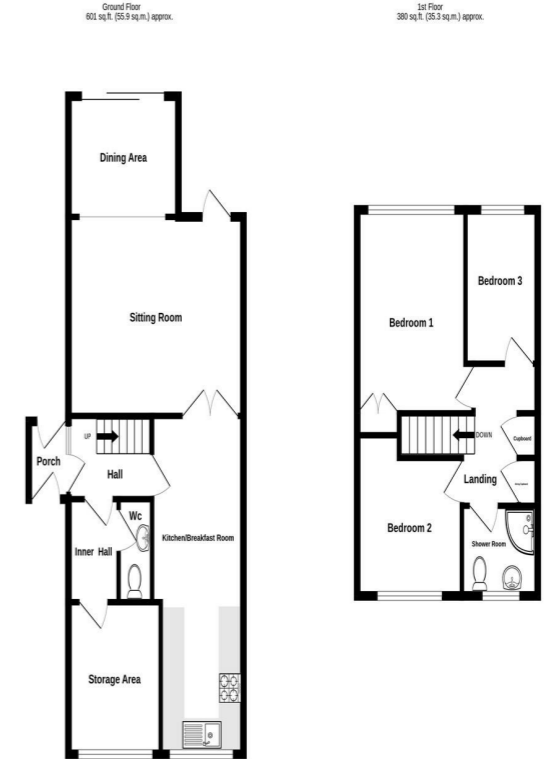
**£270,000**



• Extended 3 bedroom semi detached property • Full gas central heating • Double glazed • Part converted integral garage

**Hereford 01432 343477**

**Ledbury 01531 631177**



## OVERVIEW

This beautifully presented three bedroom extended semi detached property offers ideal family accommodation and comprises as follows, full gas central heating, double glazing, entrance hall, dining room, kitchen, lounge, extension creating a summer room/dining area, partially converted garage into downstairs cloakroom, plus a room giving space and plumbing for washing machine and tumble dryer, and additional storage space with the original up and over garage door, three bedrooms to the first floor, recently updated shower room, garden and off road parking for numerous vehicles.

Bonington Drive is situated in a popular residential area, between Kings Acre Road and Three Elms Road, approximately 1.5 miles west of Hereford City centre, where there is an abundance of local amenities to include; primary and secondary schools, local supermarket, out of town retail shops, public houses, one stop shops, butchers, local walks and for those who require it a bus service to the City.

In more detail the property comprises:

### Entrance Porch

Having door from the front elevation, tiled floor. Double glazed obscured glass window to side, and glazed door from the side elevation leads to:

### Entrance Hall

Having an additional door leading to rear garden, ceiling light point, lino flooring, and radiator. Door leads to:

### Dining Room

3.48m x 2.5m (11' 5" x 8' 2")  
Having continued lino flooring from the entrance hall, under stairs storage cupboard, wall light, integral french doors opening through to the lounge and ceiling light point. Archway through to:

### Kitchen

2.26m x 2.82m (7' 5" x 9' 3")  
Comprising fitted wall and base units, roll top working surfaces over, Hotpoint electric double oven, Logik electric hob, cooker hood over, 1.5 bow stainle steel Leisure sink bowl with drainer, space and plumbing for dishwasher and washing machine, having tiled floor, splash tiling to the walls, multiple spot lights, and glazed window to the front elevation overlooking the driveway.

From the entrance hall door leads to:

### Inner Hallway (Partly Converted Garage)

Housing the Ideal central heating combination boiler, and ceiling light point. Door to:

### Downstairs Cloakroom

Having central heating radiator, low level WC, wash hand basin with splash tiling over, and lino flooring continued from the inner hallway.

From the entrance hall door leads to:

### Lounge

3.69m x 5.0m (12' 1" x 16' 5")  
Having carpet flooring, ceiling light point, wall light point, radiator, feature fireplace with coal effect electric fire, integral french doors opening back through to the dining room and double glazed door to rear elevation.

Large opening through to:

### Summer Room/Second Dining Area Extension

3.0m x 2.5m (9' 10" x 8' 2")  
Having carpet flooring continued through from the lounge, wall light, double glazed window to the side elevation, double glazed patio doors to the rear elevation.

From the entrance hall carpeted stairs leads to:

## FIRST FLOOR

### Landing

Having carpet flooring, ceiling light point, two storage cupboards and loft access.

### Bedroom 1

3.76m x 3.5m (12' 4" x 11' 6")  
Having carpet flooring, ceiling light point, radiator, built-in wardrobes with shelf and hanging rail, and double glazed window to the rear elevation.

### Bedroom 2

2.9m x 2.9m (9' 6" x 9' 6")  
Having double glazed window to front elevation, radiator, TV point, carpet flooring, and ceiling light point.

### Bedroom 3

2.00m x 3.0m (6' 7" x 9' 10")  
Having double glazed window to the rear elevation, carpet flooring, ceiling light point, and radiator.

### Shower Room

With lino flooring, low level WC, wash hand basin with splash back over, fully tiled corner shower cubicle with electric shower unit and glass sliding doors, and double glazed obscured glass window to the front elevation.

From the inner hallway on the ground floor access leads to:

### Integral Garage Space

Being partly converted and having single up and over door to the front, ceiling light point, concrete floor, pitch roof ideal for storage purposes, plumbing and waste for washing machine, further space for tumble dryer, consumer units, gas and

electric meters, and being ideal area for storage purposes only.

## OUTSIDE

The property is accessed at the front elevation over a bricked paved driveway, allowing access for two plus vehicles on the front driveway, and from here a bricked paved path leads to the side porch which gives access via a side passageway where the boundary is fenced. At the rear garden there is a large decked entertaining area immediately accessed off the patio doors and from here another patio area built of stone and slate for low maintenance, and from here there are raised flower beds, shrubs and part brick wall and fencing to create the boundary. The rear garden has a southeast aspect.



## At a glance...

- Dining Room 3.48m x 2.5m (11' 5" x 8' 2")
- Kitchen 2.26m x 2.82m (7' 5" x 9' 3")
- Lounge 3.69m x 5.0m (12' 1" x 16' 5")
- Summer Room 3.0m x 2.5m (9' 10" x 8' 2")
- Bedroom 1. 3.76m x 3.5m (12' 4" x 11' 6")
- Bedroom 2. 2.9m x 2.9m (9' 6" x 9' 6")
- Bedroom 3. 2.00m x 3.0m (6' 7" x 9' 10")

## And there's more...

- Popular residential residential area
- Close to an array of amenities
- Close to local walks
- Bus service to the City

## 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.