



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

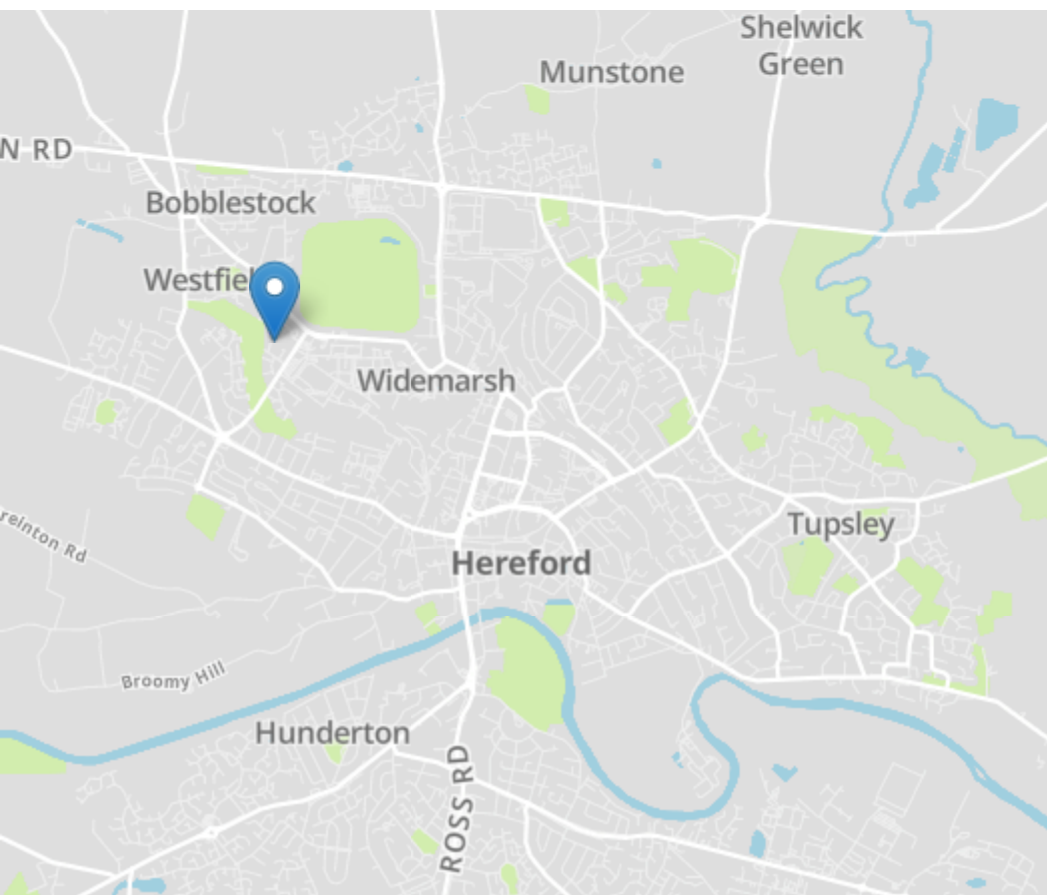
14 Coniston Walk
Hereford HR4 9PP

£240,000



DIRECTIONS

From Stooke, Hill and Walshe office in King Street, proceed west onto A438 Whitecross Road, at the roundabout take the 4th exit onto Yazor Road, turn left onto Windermere Road, 1st right and follow towards the garages on the left hand side, the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' //tribune.seated.cult



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(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.



• VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE & OUR YOUTUBE CHANNEL • NO ONWARD CHAIN

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR

1ST FLOOR



Made with Metrigix ©2026

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

OVERVIEW

Situated in this popular residential location a semi detached house is being offered for sale with no onward chain, comprising; entrance hall, lounge/dining room, kitchen, under stairs cloakroom, 3 good size bedrooms, family bathroom, gardens front and rear, single garage and parking in a communal area. Situated northwest of Hereford City, having a range of local amenities close by including various shops, schools, church, public house, leisure centre, municipal golf course and of course for those who require it there is a regular bus services to and from Hereford City.

In more detail the property comprises:

UPVC double glazed front door leads to:

Entrance Porch

With double glazed windows.

Further glazed front door leading to:

Entrance Hall

With under stairs storage.

Door to:

Understairs Cloakroom

With wash hand basin, low flush WC, and double glazed window to side.

From the reception hall door leads to:

Kitchen

3.0m x 2.65m (9' 10" x 8' 8")

Being fitted with a range of cream units, comprising; single drainer stainless steel sink with drawers and cupboards below, space and plumbing for washing machine, laminated working surfaces, 4 burner gas hob, integrated oven beneath, stainless steel extractor canopy over, range of eye level wall cupboards, one housing the Worcester wall mounted combination boiler serving domestic hot water and heating, and double panelled radiator.

Glazed double serving hatch through to:

Lounge/Dining Room

3.49m x 4.54m (11' 5" x 14' 11")

With Adam style fireplace with fitted gas fire, large double panelled radiator, and double glazed sliding patio doors leading out onto the patio and with pleasant outlook to the rear.

Stairs from reception hall leads to:

FIRST FLOOR

Landing

With large window, and access to roof space. Door to:

Bedroom 1

2.71m x 4.33m (8' 11" x 14' 2")

With linen cupboard, radiator, shelving, and double glazed window with outlook to rear garden.

Bedroom 2

2.71m x 3.58m (8' 11" x 11' 9")

Having radiator, and double glazed window with outlook to front.

Bedroom 3

1.75m x 3.28m (5' 9" x 10' 9")

With radiator, and double glazed window with outlook to rear.

Bathroom

With white suite comprising; panelled bath with shower over and tiled surround, pedestal wash hand basin, low flush WC, radiator and large window allowing plenty of light.

OUTSIDE

The property is approached to the front elevation, where there is a lawned garden with paved patio directly in front of the kitchen, and access up to the front porch. Access down the side of the property, via a timber gate leads to the enclosed rear garden, which has a patio area leading directly off the lounge/dining area, where there is ornamental walling, and from here two steps lead up onto the lawn garden where there are flower and shrubbery borders, a timber garden store shed, and the property has timber slatted fencing creating the boundary. Adjoining the rear garden is the garage where there is a personal access leading from the rear garden into the garage and also personal access between the garage and the garden giving access to the rear parking area.

Garage

5.7m x 2.7m (18' 8" x 8' 10")

With single up and over door, and a personal access back to the garden.



At a glance...

- Kitchen 3.0m x 2.65m (9' 10" x 8' 8")
- Lounge/Dining Room 3.49m x 4.54m (11' 5" x 14' 11")
- Bedroom 1. 2.71m x 4.33m (8' 11" x 14' 2")
- Bedroom 2. 2.71m x 3.58m (8' 11" x 11' 9")
- Bedroom 3. 1.75m x 3.28m (5' 9" x 10' 9")
- Garage 5.7m x 2.7m (18' 8" x 8' 10")

And there's more...

- Popular residential area
- Close to local amenities

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.