



**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

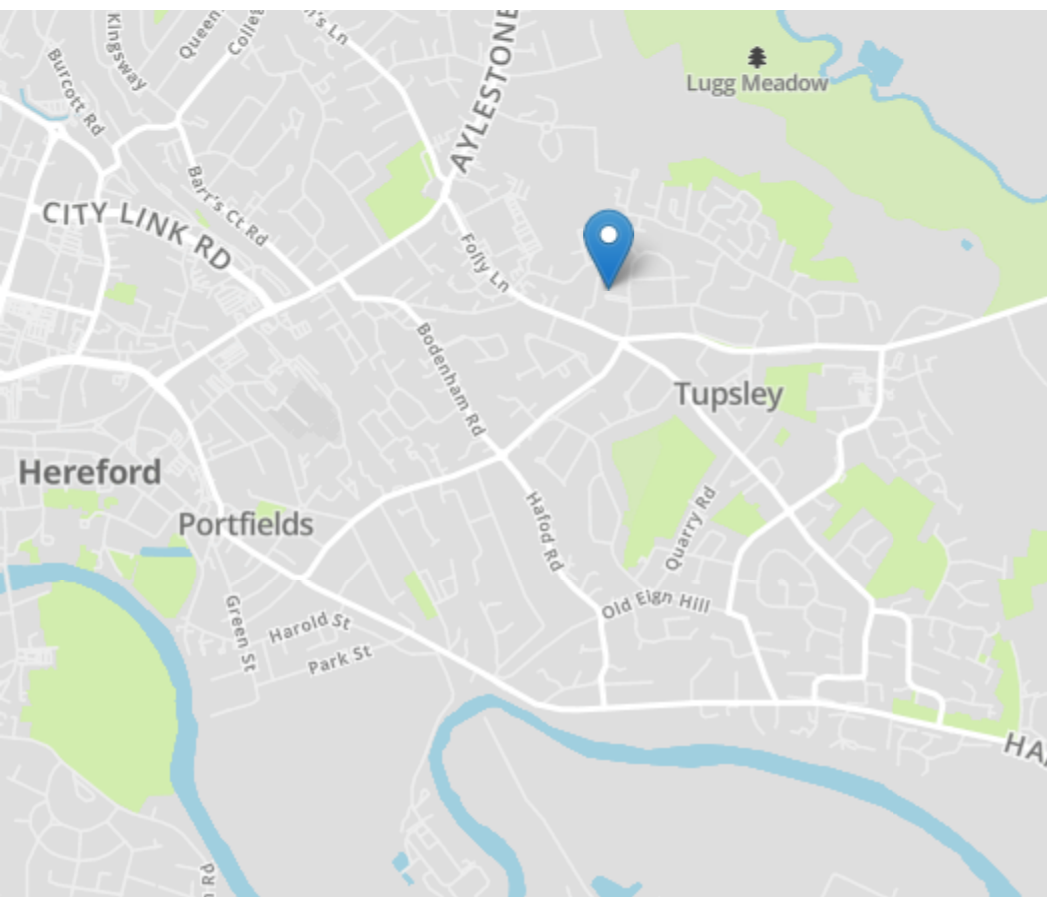
8 Welbeck Avenue  
Hereford HR1 1NG

**£325,000**



**DIRECTIONS**

From Hereford City proceed east onto A438 Ledbury Road, at the traffic lights go straight over onto Mount Crescent, turn onto the first turning left onto Welbeck Avenue and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///scams.towns.bridge



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>		
(55-68)	<b>D</b>		64
(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.



• Extended 3 bedroom semi detached property • Garage & Off Road Parking • Gardens

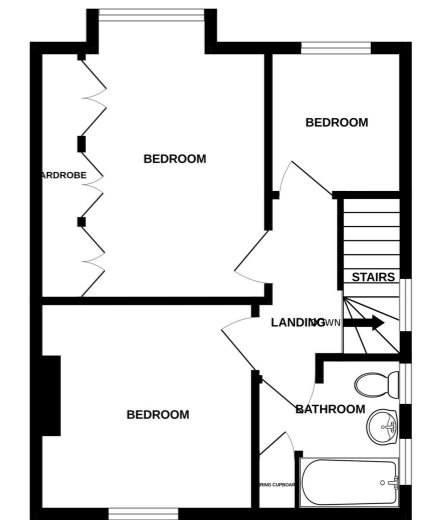
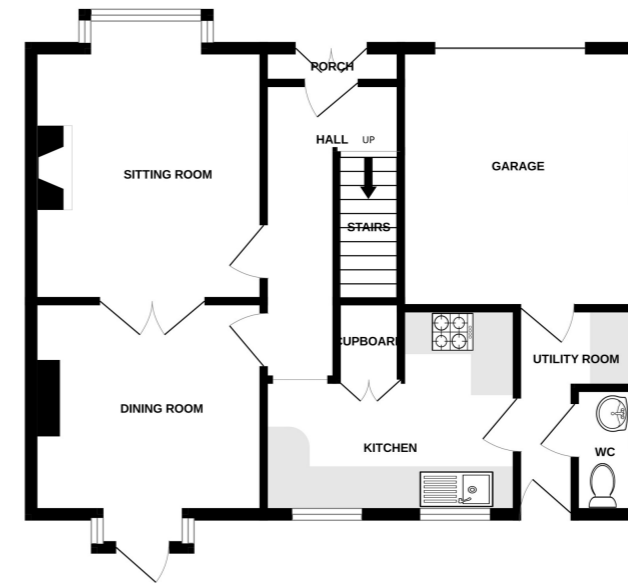
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.  
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## OVERVIEW

This spacious three bedroom extended semi detached property offers spacious accommodation offering beautiful bay windows to the lounge and bedroom one, dining room with double doors through to the lounge, kitchen/breakfast room, utility area, cloakroom, three bedrooms, family bathroom, garage, gardens and parking for numerous vehicles.

Welbeck Avenue is situated in a sought after area just off Ledbury Road which is on the eastern fringe of the city, where there are a number of amenities close by to include public house with restaurant, church, colleges, well regarded primary and secondary schools, and with the city centre just approximately 2 miles away with a further wealth of facilities including railway station and hospitals.

In more detail the property comprises:

### Entrance Porch

With double glazed doors to front elevation with double glazed windows surrounding.  
Door leads to:

### Entrance Hall

With single glazed obscured glass surrounds the front entrance door, carpet flooring, ceiling light point, wall light, radiator and power points.  
Door leads to:

### Lounge

3.35m x 4.13m (11' 0" x 13' 7") into bay window.  
With continued carpet flooring, TV and telephone points, coal effect gas fire, radiator, and double glazed windows to the front elevation.  
Sliding doors opening through to:

### Dining Room

3.37m x 3.73m (11' 1" x 12' 3") into bay window.  
With continued carpet from the lounge, electric wall mounted fire, two radiators, double glazed bay style windows to the rear elevation, and double glazed door to the rear elevation opening onto the rear garden.

From the entrance hall door leads to:

### Kitchen/Breakfast Room

3.17m x 4.0m (10' 5" x 13' 1")  
Having lino flooring, two ceiling light points, fitted wall and base units, roll top working surfaces with tiled splash back over, radiator, large pantry cupboard with shelving storage, space for fridge, space for cooker, cooker hood over, Zanussi integrated dishwasher, 1.5 stainless steel sink with drainer with mixer taps, and two double glazed windows to rear elevation.  
Door leads to:

### Inner hallway/Utility Space

Having ceiling light point, continued lino flooring from the kitchen, radiator, double glazed door to the rear elevation out to the rear garden, space and plumbing for washing machine, Vaillant central heating boiler which was installed in 2019 and door to garage.  
Door to:

### Downstairs Cloakroom

Continued lino from the kitchen and utility area, ceiling light point, glazed obscured glass window to the side elevation, low level WC, small radiator, wash hand basin with splash tiling over, and extractor fan.

From the entrance hall stairs lead to:

## FIRST FLOOR

### Landing

Having double glazed obscured glass window to the side elevation.

### Bedroom 1

2.71m x 4.26m (8' 11" x 14' 0")  
Having double glazed bay window to the front elevation with views across Hereford City and beyond, radiator, carpet flooring, ceiling light point, integral mirror with feature spot lights and having a wealth of fitted storage across the one wall.

### Bedroom 2

3.16m x 3.0m (10' 4" x 9' 10")  
With carpet flooring, ceiling light point, double glazed window to the rear elevation and radiator.

### Bedroom 3

2.0m x 2.1m (6' 7" x 6' 11")  
Having radiator, carpet flooring, ceiling light point and double glazed window to the front elevation.

### Family bathroom

2.5m x 2.2m (8' 2" x 7' 3")  
Having carpet flooring, radiator, ceiling light point, double glazed obscured window to side and rear elevation, low level WC, vanity wash hand basin, fully tiled walls, pine ceiling, fitted bath with mixer taps and electric shower unit over with folding glass screen, and airing cupboard housing the electric immersion heater.

## OUTSIDE

The property is accessed over a tarmacadamed driveway with parking for approximately three vehicles which leads up to the garage, and the garden has two split lawn areas, with a selection of shrubs and flower beds, and surrounding the boundary there is hedging and brick walling and from here a bricked area leading up to the front door. Beyond here there is a side access leading to the good sized rear garden where there is a brick paving entertaining area immediately at the rear and from here a lawn area, flower beds surrounding the lawned area and a concrete path leading up the side of the garden with a lawn area at the very bottom with fencing, hedging and trees. The garden is two tiered and the upper area has a concrete path, flower beds, storage shed and further hedging.

### Garage

4.8m x 3.5m (15' 9" x 11' 6")  
Having up and over door to the front, power, lighting, concrete floor, elevated ceiling, double glazed obscure glass window to the side elevation and access to storage cupboard.

## AGENTS NOTE

The property extension works were constructed in approximately 1997.



## At a glance...

- Lounge 3.35m x 4.13m (11' 0" x 13' 7")
- Dining Room 3.37m x 3.73m (11' 1" x 12' 3")
- Kitchen/Breakfast 3.17m x 4.0m (10' 5" x 13' 1")
- Bedroom 1. 2.71m x 4.26m (8' 11" x 14' 0")
- Bedroom 2. 3.16m x 3.0m (10' 4" x 9' 10")
- Bedroom 3. 2.0m x 2.1m (6' 7" x 6' 11")
- Family Bathroom 2.5m x 2.2m (8' 2" x 7' 3")
- Garage 4.8m x 3.5m (15' 9" x 11' 6")

## And there's more...

- Popular location
- Two miles east of Hereford City
- Close to local amenities
- Close to popular schools and colleges

## 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.