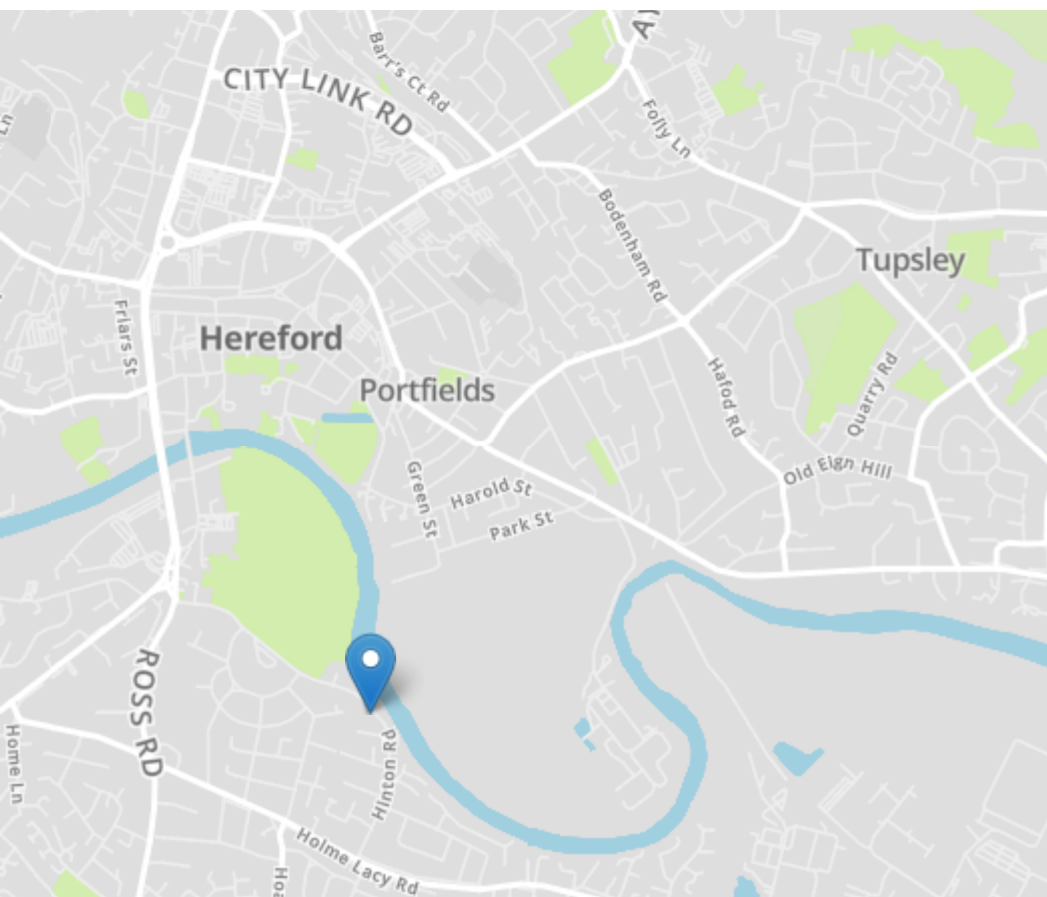




DIRECTIONS

From Hereford City proceed south onto the A49 towards Ross Road and staying to the left two lanes, turn left onto Hinton Road, at the roundabout go straight over staying on Hinton Road and after approximately 0.3 of a mile the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///calm.digits.appear



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax '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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		57	80

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.

119 Hinton Road
Hereford HR2 6BN

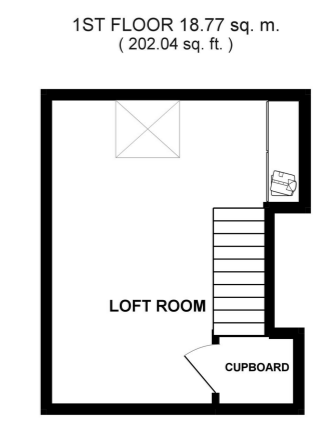
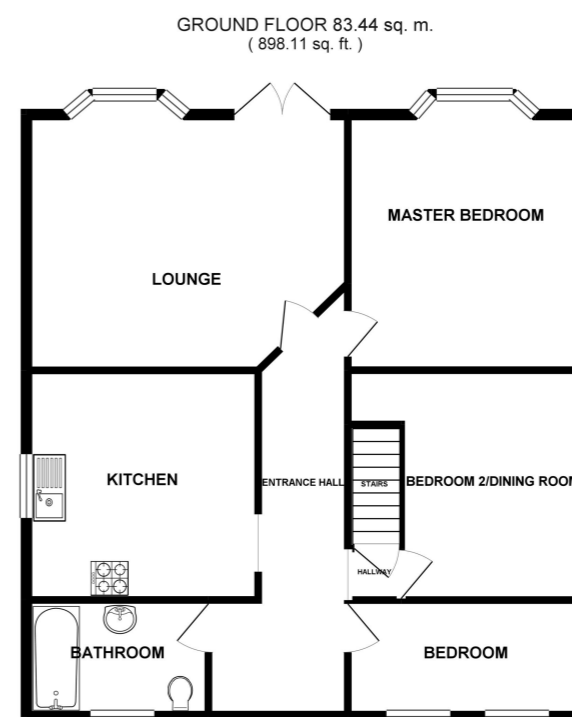
£280,000



• 3/4 bedroom detached bungalow • Garage and off road parking • Walking distance from City centre

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 102.21 sq. m. (1100.15 sq. ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2019

OVERVIEW

Located within close proximity to Hereford city centre, a 1930's three bedroom detached bungalow benefitting from a good sized lounge, Kitchen, shower room, 2/3 bedrooms to the ground floor, and converted attic room. From the rear of the bungalow they are far reaching views over Bartonsham Fields, garage at the front and off road parking. Situated in a well established neighbourhood just a short walk from Hereford City Centre, where there are also a range of amenities nearby including primary and secondary schools, church, public house, mini supermarket and daily bus services. You can also enjoy riverside walks nearby.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

Having double glazed obscured glass window at the front elevation, carpet flooring, ceiling light point, and power points. Oak door to:

Study/Bedroom 4

3.7m x 1.8m (12' 2" x 5' 11")
 With two double glazed windows to the front elevation, radiator, carpet flooring, power points and ceiling light point.

Inner Hallway

Radiator, carpet flooring, and ceiling light point.

Lounge

4.5m x 5.1m (14' 9" x 16' 9")
 With double glazed bay window to the rear aspect, double glazed french doors opening onto the rear garden, carpet flooring, ceiling light point, TV point, telephone point, power points, and stone fireplace with gas fire.

Kitchen

3.7m x 3.7m (12' 2" x 12' 2")
 With double glazed window to the side elevation, LVT flooring, ceiling light point, a wealth of power points, radiator, plinth for freestanding fridge/freezer, integrated electric Zanussi double oven, Zanussi induction hob, cooker hood over, Franke 1.5 stainless steel sink and drainer, wealth of power sockets, soft close wall, drawer and base units, and roll top working surface.

From the inner hall leads to:

Bedroom 1

4.5m x 3.7m (14' 9" x 12' 2")
 Having double glazed bay window to rear elevation, carpet flooring, ceiling light point, radiator, power points and telephone point.

Bedroom 2

3.6m x 2.8m (11' 10" x 9' 2")
 With carpet flooring, ceiling light point, radiator, double glazed window to the side elevation with obscured glass and under stairs storage cupboard with oak door at the front, ceiling light point above and carpet flooring.

Shower Room

With fully tiled floor and walls, towel radiator, shaver point, vanity wash hand basin with mixer tap over, wall mounted vanity soft close cupboard with integrated mirror, walk-in shower cubicle with fixed glass shower screen, Mira Coda shower over and two shower attachments, double glazed obscured glass window to the front elevation, low level WC, and extractor fan.

From the inner hallway a door to a staircase leads to:

FIRST FLOOR

Bedroom 3/Loft Room

5.0m x 3.5m (16' 5" x 11' 6")
 With carpet flooring, 3 ceiling points, wall light, built-in storage cupboard, Velux skylight window which opens, and large storage cupboard with eaves access storage.
 Office Area:
 Having data points, power points, radiator and carpet flooring.

OUTSIDE

The front approach there is a dropped curb allowing access onto a large tarmacadamed driveway, with flower, shrubbery borders, low maintenance gravel/stone areas and from here the tarmacadamed driveway leads to the single garage, and beyond here a single lean-to shed. From here there is a brick wall to the one side with metal fencing, and the other boundaries are a combination of brick walling and fencing. The rear garden can be accessed via the double glazed doors in the lounge which leads out onto a pad/seating area which in turn steps lead down to seating/entertaining area and there is the added

benefit of outside lighting and tap. The garden has a selection of raised flower beds which is around the circumference and the boundary is a combination of brick walling, fencing, and hedging at the bottom, and in all this delightful large garden with far reaching views, faces towards the river bank in which there is also a personal gate onto the footpath that edges the river bank, and from here this route is accessible to King George's playing fields and the to the City itself.

Single Lean-to Garage

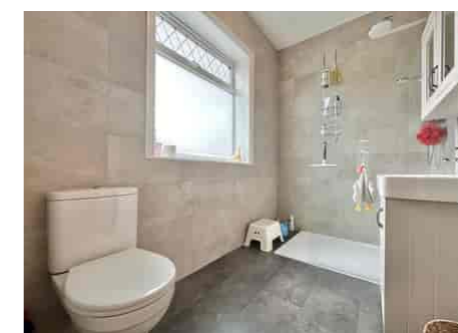
Having a separate personal door allowing access to the rear garden, and up and over door at the front.

Single Lean-to Brick Shed

This is situated at the rear of the garage, has power, light, and concrete floor.

AGENTS NOTE:

The property flooded in Feb 2020 and as a result of the flood, the flooring to the ground floor was replaced.



At a glance...

- Study/Bedroom 4. 3.7m x 1.8m (12' 2" x 5' 11")
- Lounge 4.5m x 5.1m (14' 9" x 16' 9")
- Kitchen 3.7m x 3.7m (12' 2" x 12' 2")
- Bedroom 1. 4.5m x 3.7m (14' 9" x 12' 2")
- Bedroom 2. 3.6m x 2.8m (11' 10" x 9' 2")
- Loft Room 5.0m x 3.5m (16' 5" x 11' 6")

And there's more...

- Riverside walks
- Far reaching views
- Close to local amenities