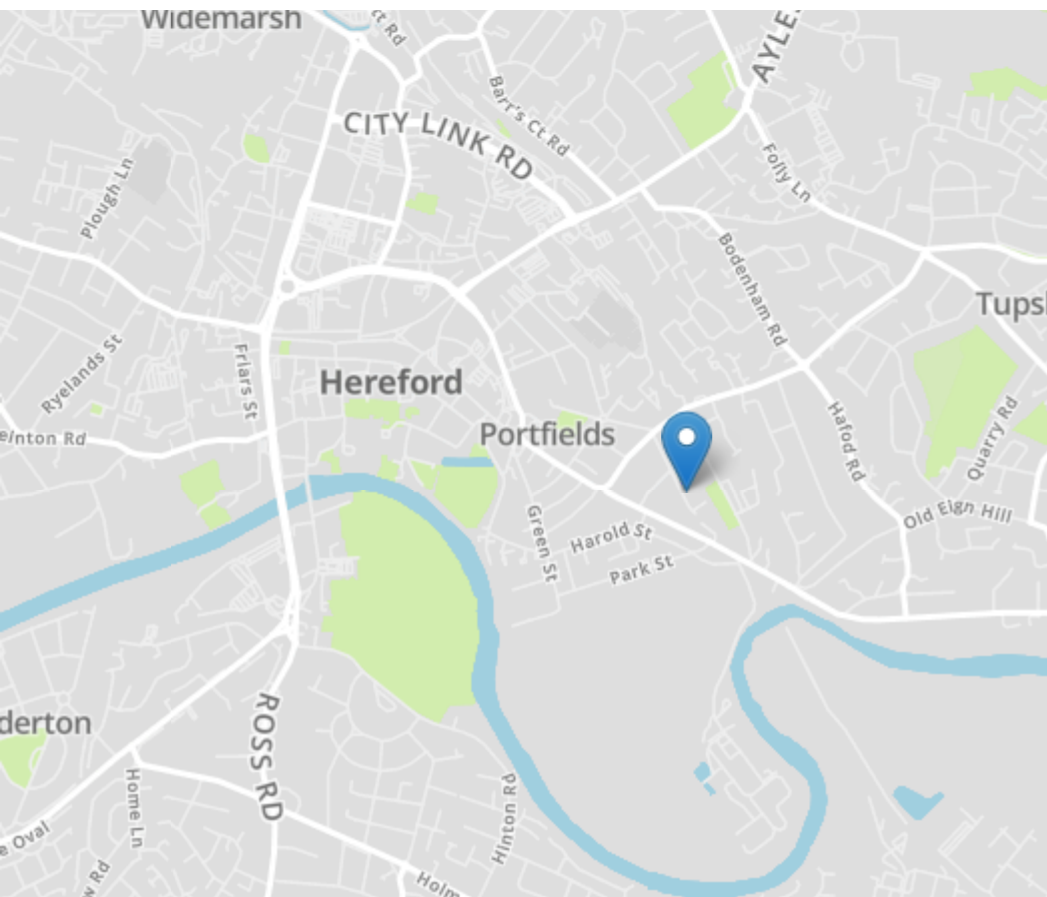




**DIRECTIONS**

From Hereford City proceed east onto A438 Ledbury Road, turn right onto Portfield 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'///shot.holly.toxic



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (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 |          |         |           |
| <b>England, Scotland &amp; Wales</b>        |          | 67      | 81        |

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.

58 Portfield Street  
Hereford HR1 2SE

**Price Guide £250,000**



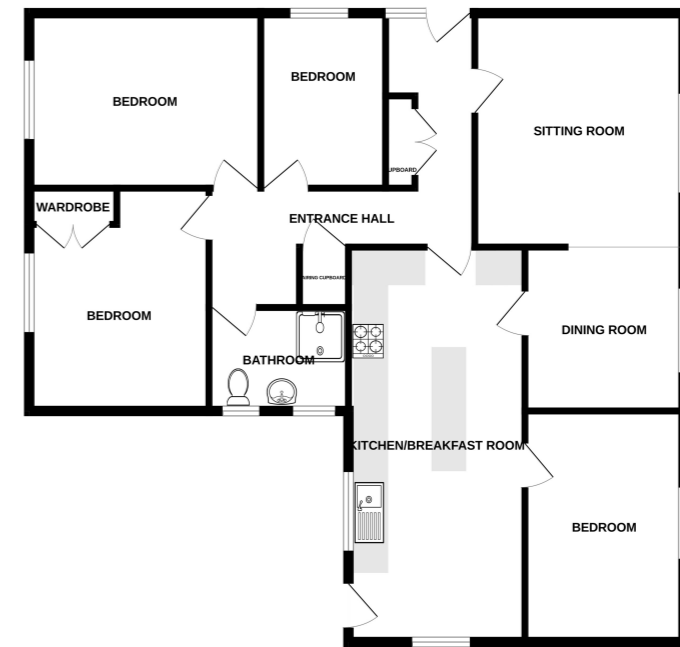
• Capacity for re-development subject to planning consent • 4 bedroom detached bungalow

**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.  
Made with Mergin 02/24

## OVERVIEW

Located just off Ledbury road, in a favoured residential district, this four bedroom detached bungalow offers an incoming purchaser the opportunity to re-develop the site to include the existing 4 bedroomed bungalow and an outline planning permission P210519/0 for a 2 bedroomed detached bungalow on the garden which ran out in March of this year without being implemented. The existing property offers reception hall, living room, kitchen/breakfast room, four bedrooms, bathroom, garden, garage and off road parking.

Close by there are a range of amenities, and this residential area is within walking distance to the Hospital, colleges, and railway station and within easy reach of the main City Hereford itself.

In more detail the property comprises:  
Glazed front door leads to:

## Reception Hall

With cloaks cupboard, and access to roof space.  
Glazed door leads to:

## Living Room

6.95m x 3.65m (22' 10" x 12' 0")  
Glazed door to:

## Kitchen/Breakfast Room

6.85m x 3.13m (22' 6" x 10' 3")  
Fitted with a range of medium oak units, hob, oven, central breakfast bar area, glazed door to outside, and wall mounted Vokera gas fired central heating boiler serving domestic hot water and central heating.  
Door to:

## Bedroom 4

2.65m x 3.69m (8' 8" x 12' 1")

From the main reception hall a walk through leads to:

## Inner Hallway

With linen cupboard to one side.  
Door to:

## Bedroom 1

3.03m x 4.0m (9' 11" x 13' 1")

## Bedroom 2

3.10m x 3.88m (10' 2" x 12' 9")  
With fitted wardrobe.

## Bedroom 3

2.14m x 3.00m (7' 0" x 9' 10")

## Family Bathroom

With large double corner shower, wash hand basin, fully tiled walls, and large window.

## OUTSIDE

The property is approached predominately off Portfield Street although there is pedestrian access but there's the potential for additional access subject to appropriation planning. There is a large gravelled driveway leading down the side of the property directly off Portfield Street, which in turn gives access to the detached garage. To the rear of the property which is off Scots Close there is a lawned garden area, with pedestrian access way, plus a path leads to the bungalow itself and direct access via the kitchen/breakfast area. From here there's a patio, large lawned garden area, flower and shrubbery borders, two useful garden store sheds, and a path around the side of the property.

## Detached Garage

Of prefabricated construction and has double doors.

## AGENTS NOTE:

In the rear garden, outline planning consent was granted for a two bedroom detached bungalow P210519/0 in 2020, however the three year planning has expired in March of this year (2024). As Agents we believe with the condition of the current property and the possibility for a further dwelling in the grounds, this site allows capacity for re-development subject to planning consent. With this potential in mind, it is therefore ideal for a developer/builder project. For enquiries please contact Alister Walshe at the Hereford Office..



## 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.

## At a glance...

- Living room 6.95m x 3.65m (22' 10" x 12' 0")
- Kitchen/Breakfast Room 6.85m x 3.13m (22' 6" x 10' 3")
- Bedroom 4. 2.65m x 3.69m (8' 8" x 12' 1")
- Bedroom 1. 3.03m x 4.0m (9' 11" x 13' 1")
- Bedroom 2. 3.10m x 3.88m (10' 2" x 12' 9")
- Bedroom 3. 2.14m x 3.00m (7' 0" x 9' 10")

## And there's more...

- Popular residential location
- Close to local amenities