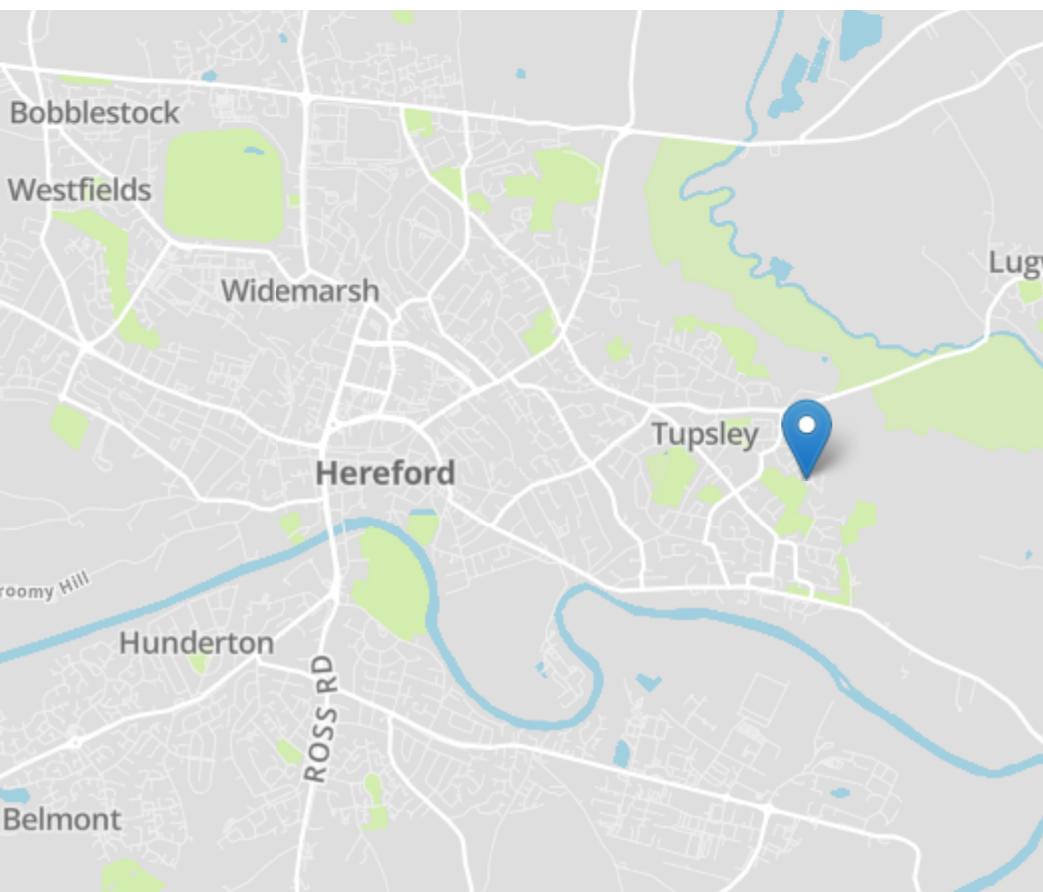




## DIRECTIONS

Proceed east out of Hereford city along Barr Street/St Owen Street continuing onto Ledbury Road on reaching the outskirts of the city turn right into Hampton Dene road then first right into Mantella Drive, continue along Mantella Drive and Hylidae Road is situated on the right hand side as indicated by our Stooke Hill & Walshe for sale board.



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All Mains Services Are Connected

### Outgoings

### 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](http://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.

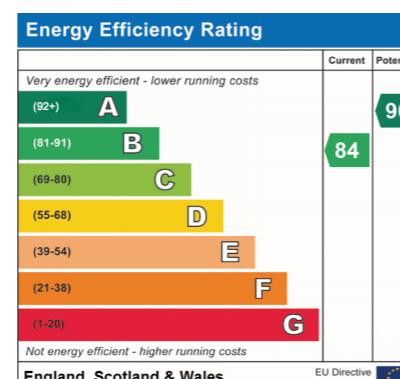
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### 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



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 or 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.

1 Hylidae Road  
Hereford HR1 1FF

**£280,000**



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • No Onward Chain
- Allocated Off Road Parking • Less Than 10 Years Of Age • South Facing Rear Garden • Master En Suite

**Hereford 01432 343477**



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

#### OVERVIEW

An End Of Terraced, Three bedroom property offered for sale with **\*\*NO ONWARD CHAIN\*\*** is situated in this highly sought after residential location known as Bishops Field. Offering ideal first time buyer/small family accommodation. The property offers three bedrooms, one en-suite, bathroom and downstairs W/C, alongside a fantastic rear garden with rear access gate and off road parking for two to the front. We highly recommend an internal inspection.

#### GROUND FLOOR

##### ENTRANCE HALL

The entrance hall comprises of: entry via a double glazed door to the front elevation; lino flooring; a ceiling light point; power sockets; a central heating radiator; a carpeted staircase to the first floor landing, and a door leading to the downstairs W/C.

##### DOWNSTAIRS W/C

1.563m x 0.944m (5' 2" x 3' 1")  
The downstairs W/C comprises of: lino flooring; a corner wash hand basin with a chrome mixer tap over; splash tiling; a central heating radiator; a low level W/C; a wall-mounted extractor fan, and the electrical consumer unit.

##### LOUNGE

4.960m x 3.607m (16' 3" x 11' 10") Max  
The lounge comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; two central heating radiators; power sockets; telephone points, and a double glazed window to the side elevation.

##### KITCHEN/DINER

4.6m x 3.202m (15' 1" x 10' 6")  
The kitchen/diner comprises of: lino flooring; two ceiling light points; double glazed French doors to the rear garden; a window; a central heating radiator; an under stairs storage cupboard; roll top work surfaces over fitted base units; fitted wall units; a wall-mounted Logic combi central heating boiler (installed on 27.06.18); an electric Senussi oven; a four-ring gas hob; a cooker hood;

##### FIRST FLOOR

##### FIRST FLOOR LANDING

Carpeted stairs leading to the landing, and continuing through the landing space too. There is an over stair bulk head airing cupboard handy for storage. ceiling light point on the landing with power points and loft access above. Doors leading through to:

##### BEDROOM ONE

4.201m x 2.595m (13' 9" x 8' 6")  
With double glazed window to the front elevation, there is also a central heating radiator, carpet flooring, power points, ceiling light point and door leading to:

##### En-Suite

2.594m x 1.365m (8' 6" x 4' 6")  
With double glazed obscured glass window to the side elevation, there is also a low level W/C, wash and basin with chrome mixer tap over, splash tiling, wall mounted extractor point, folding glass door opening to the large shower cubicle with mains shower unit, ceiling light point and lino flooring below.

##### BEDROOM TWO

3.113m x 2.595m (10' 3" x 8' 6")  
Bedroom two is a good size double room, having a double glazed window to the rear elevation overlooking the rear garden and open fields behind, with carpet flooring, central heating radiator, ceiling light point and power points.

##### BEDROOM THREE

2.681m x 1.918m (8' 10" x 6' 4")  
The third bedroom is a generous single room, with carpet flooring, ceiling light point, central heating radiator and power points. with a double glazed window to the front elevation.

##### BATHROOM

1.918m x 1.703m (6' 4" x 5' 7")  
The family bathroom is to the rear of the property, having lino flooring with a double glazed obscured glass window to the rear, wash hand basin with splash tiling and chrome mixer tap over, ceiling light and extractor points, low level W/C and a bath with tile surround and chrome mixer tap over.



Ground Floor	
Lounge	4960 x 3607mm 16' 3" x 11' 10"
Kitchen/Dining	4600 x 3202mm 15' 1" x 10' 6"
WC	1563 x 944mm 5' 2" x 3' 1"

[Approximate dimensions]



First Floor	
Bedroom 1	4201 x 2595mm 13' 9" x 8' 4"
En Suite	2594 x 1365mm 8' 6" x 4' 6"
Bedroom 2	3113 x 2595mm 10' 3" x 8' 6"
Bedroom 3	2681 x 1918mm 8' 10" x 6' 3"
Bathroom	1918 x 1703mm 6' 3" x 5' 7"

[Approximate dimensions]

**KEY**

- Light fitting
- Electric socket
- ▲ T.V. aerial socket
- ◀ Telephone outlet point
- Radiator
- Boiler
- Store
- wm Washing machine space
- Dimension location

#### OUTSIDE

##### FRONT APPROACH

The parking area has allocated spaces for 2 vehicles. a small lawn at the front of the property is separated by a pathway leading to the front double glazed door, as well as a further shared pathway heading down the side of the property allowing access for number 1 & 2 Hylidae Road. The pathway leads to separate wooden gates, entering into the rear gardens of both properties.

##### REAR GARDEN

the south facing rear garden is accessed either via the timber gate from the side access, or from the kitchen dining space through the double glazed french doors. The rear garden has two patio seating areas and in between is a small low maintenance lawn area with flower bed and planted shrubbery. there is also a good size garden shed. Wooden fencing surrounds and divides the boundaries.



**At a glance...**  
**And there's more...**