



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

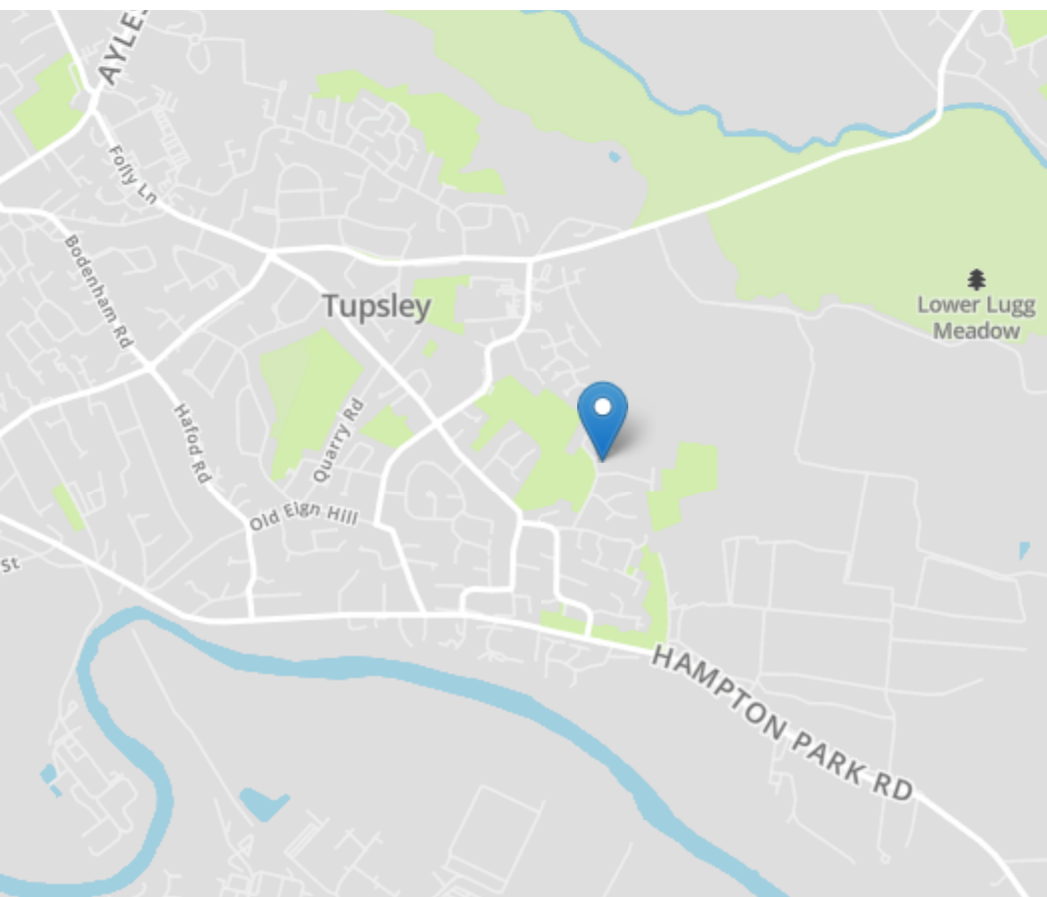
14 Queenswood Drive
Queenswood Dr, HR1 Hereford HR1 1AT

£350,000



DIRECTIONS

From Hereford City, proceed east onto Ledbury Road (A438), turn right into Church Road, at the roundabout go straight over onto Gorsty Lane, turn left onto Sudbury Avenue and next left into Queenswood Drive, where the property can be found on the right hand side as indicated by the Agent's For Sale board. For those who use 'What3words'///glaze.gravel.card



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		80
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
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.



- 3 bedroom detached property
- Outlook across open area
- Conservatory
- Spacious kitchen/dining room
- Garage and gardens
- En-suite shower in bedroom 2

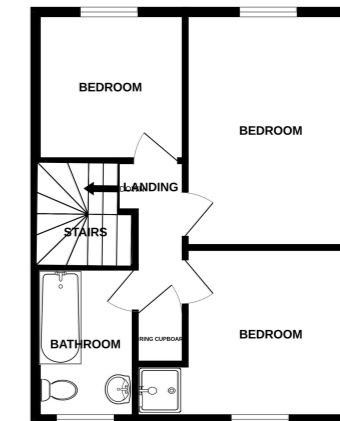
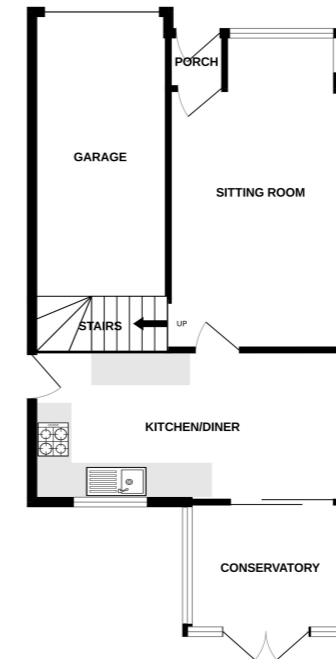
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 sq.m.) approx.
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GROUND FLOOR

OVERVIEW

Pleasantly located in this sought after residential locality, and coming to the market for the first time since it was constructed 40 years ago by Bryant Homes who were a very popular and well respected developer, this three bedroom detached family house in immaculate order throughout and having the benefit of full double glazing, gas central heating, conservatory extension to the rear, garage, gardens and at the front an open area overlooking a green.

Close by are a range of amenities to include various shops, schools, church, public house, lovely walks around the surrounding countryside and a regular bus service to and from Hereford City.

In more detail the property comprises:

Canopy Entrance Porch

uPVC front door to:

Reception Hall

With power points.
Door to:

Living Room

5.73m x 3.24m (18' 10" x 10' 8") into bay.
A most attractive room, with feature double glazed bay window overlooking the green area at the front, large vertical radiator, fitted feature gas fire, wall light points, and exposed ceiling timbers.
Door to:

Kitchen/Dining Room

2.87m x 5.68m (9' 5" x 18' 8")

Kitchen Area:

The kitchen is beautifully fitted with a range of modern units comprising, single drainer sink with cupboards below, a range of laminated working surfaces, with drawers and cupboards below, space and plumbing for washing machine, further base unit with storage below, space for fridge, range of eye level wall cupboards with one housing the Worcester gas fired central heating boiler serving domestic hot water and central heating, large range style 5 burner stove with double oven and warming plates below, stainless steel back, large stainless steel extractor canopy over and personal door leading to the outside.

Opening through to:

Dining Area:

With large panelled radiator, ample power points, wall lights and under stairs storage cupboard.

Sliding patio doors lead to:

Conservatory

3.0m x 2.27m (9' 10" x 7' 5")

Of uPVC construction with French double doors opening onto patio and garden, and wall light points.

Stairs from the living room, with half twist, lead to:

FIRST FLOOR

Landing

With loft access hatch, power points, airing cupboard with lagged hot tank, fitted immersion heater, slatted storage with shelving over, and large uPVC window to side.

Door to:

Bedroom 1

2.53m x 4.16m (8' 4" x 13' 8")

Having floor to ceiling wall length fitted wardrobe units with sliding tinted mirrored doors with hanging rail, shelving, radiator, power points, wood effect flooring, and window with pleasant outlook to the green and surrounding areas at the front.

Bedroom 2

3.13m x 3.0m (10' 3" x 9' 10")

This room enjoys en-suite shower to one corner and having fully tiled shower cubicle and shower being run directly off the central heating, radiator, power points and double glazed window with outlook to the rear garden.

Bedroom 3

2.65m x 2.57m (8' 8" x 8' 5")

With radiator, power points, and double glazed window to front.

Family Bathroom

Beautifully presented with a white suite comprising shaped bath with Triton electric shower over, low level WC, vanity wash hand basin, ladder style chrome radiator/towel rail, fully tiled walls, and large uPVC window.

OUTSIDE

The property is approached from the front over a herringbone brick block paved driveway providing parking and a path giving access up to the front door, with a lawned garden to the side with ornamental shrubs and pampas grass. Access down the side of the property via a timber security gate, leads around to the rear garden which has been beautifully manicured with a gravel and paved patio area directly off the rear of the property, this in turn leads onto an attractive lawned garden area which is well stocked with flower and shrubbery to all sides, giving a host of colour throughout the year and to one corner there is a raised patio sun terrace seating area, useful timber garden store shed and in the garden there's an outside tap.

Integral Garage

4.90m x 2.47m (16' 1" x 8' 1")

With single up and over door, power and light.

AGENTS NOTE

The vendor of this property is an employee of Stooke, Hill & Walshe

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...



And there's more...



Living Room 5.73m x 3.24m (18' 10" x 10' 8")



Kitchen/Dining Room 2.87m x 5.68m (9' 5" x 18' 8")



Conservatory 5.73m x 3.24m (18' 10" x 10' 8")



Bedroom 1. 2.53m x 4.16m (8' 4" x 13' 8")



Bedroom 2. 3.13m x 3.0m (10' 3" x 9' 10")



Bedroom 3. 2.65m x 2.57m (8' 8" x 8' 5")



Garage 4.90m x 2.47m (16' 1" x 8' 1")