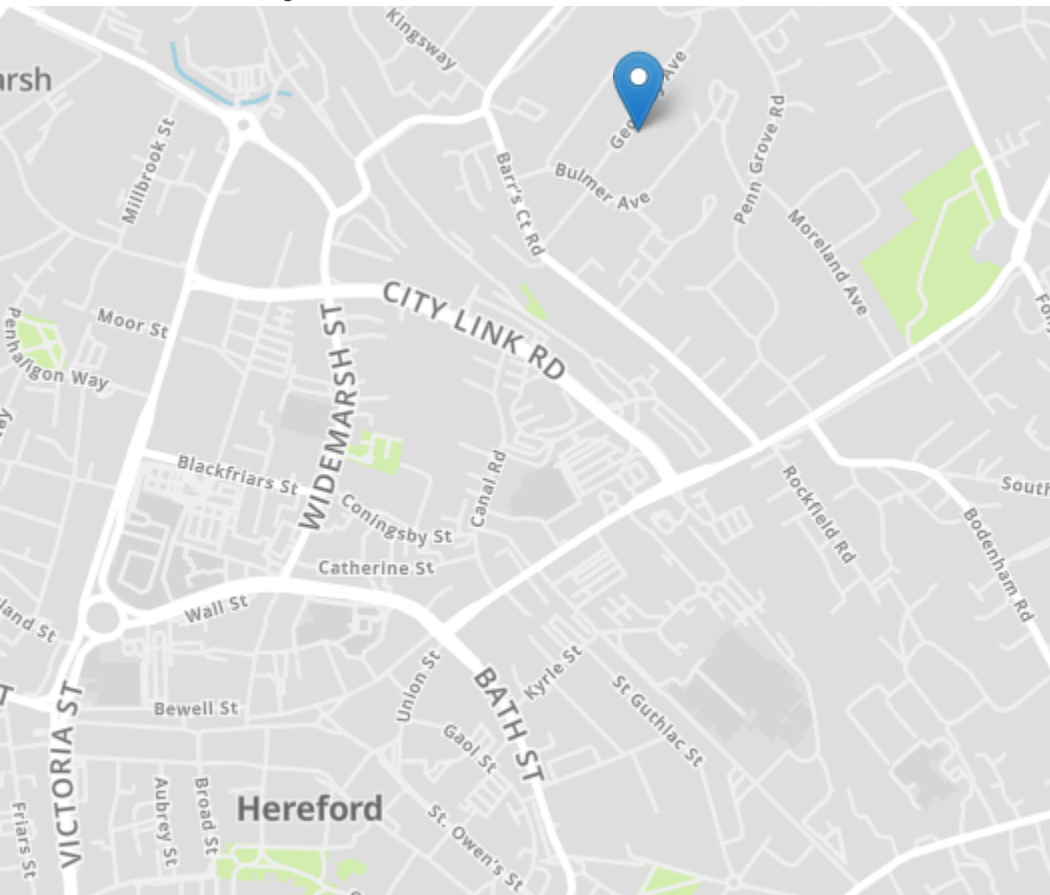




DIRECTIONS

Proceed north onto the A49/Victoria Street, at the roundabout take the first exit onto Edgar Street/A49, at the roundabout take the second exit onto Farriers Way, turn right Burcott Road, turn left to stay on Burcott Road, at the roundabout take the second exit onto Barrs Court Road, turn left onto Bulmer Avenue, turn left onto Geoffrey Avenue, and after approx. 250ft, the property will be on the left hand side, as indicated by the Stooke Hill and Walshe For Sale board. For those who use what3words: ///organ.action.notice



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+)	A	79		
(81-91)				
(69-80)				
(55-68)				
(39-54)	D	65		
(21-38)				
(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.

7 Geoffrey Avenue
Hereford HR1 1BZ

Price Guide £275,000 - £300,000



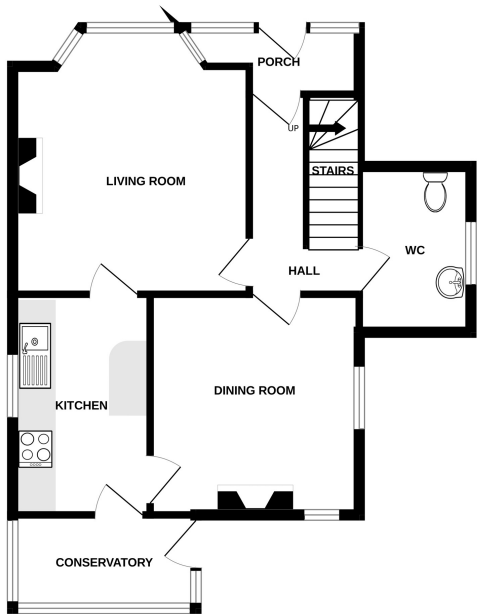
• Renovation project • 3 bedrooms • potential to extend (s.t.p./building regulations) • FOR SALE BY PUBLIC AUCTION (unless previously sold) on Wednesday 4th June, 2025

Hereford 01432 343477

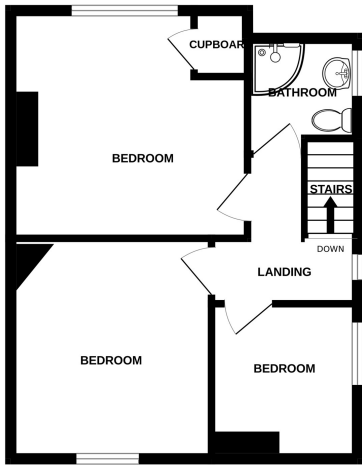
Ledbury 01531 631177



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.
Made with Metropix ©2025

OVERVIEW

Coming to the market for the first time in many years, this 1930s 3-bedroom detached property, located in a good size city plot, with south-facing rear garden that enjoys the sun in the late afternoon and early evening. The property is ideal for purchasers looking for a renovation project, and has huge potential for further developments and extensions, subject to any appropriate planning consent/building regulations. The accommodation comprises of: 2 reception rooms, rear conservatory, downstairs cloakroom, 3 bedrooms, a shower room, whilst outside there are good sized gardens, as well as a garage and parking. The property does benefits from gas central heating and double glazing.

Close to the property, there is a host of local amenities to include: train station, County Hospital, schools, colleges, supermarkets and is within walking distance to the City itself with all its amenities.

This property is being sold by Public Auction (unless previously sold).

In more detail, comprises as follows:

GROUND FLOOR

ENTRANCE PORCH

The entrance porch comprises of: tiled flooring; door to reception hall; radiator; under stairs storage, and door to downstairs cloakroom.

CLOAKROOM

1.78m x 2.67m (5' 10" x 8' 9")
The cloakroom comprises of: low flush WC; wash hand basin; double panel radiator; space and plumbing for washing machine.

SITTING ROOM

4.44m x 3.79m (14' 7" x 12' 5") - into bay window
The sitting room comprises of: radiator; power points; feature tiled fireplace with fitted gas fire; recess shelving and, picture rail.

KITCHEN

3.50m x 2.24m (11' 6" x 7' 4")
The kitchen is fitted with a range of cream units comprising of: a single stainless steel sink and drainer, with cupboards below; laminate work surfaces with drawers and cupboards; 4-ring ceramic hob with oven below; built-in fridge-freezer; built-in microwave; range of eye-level store cupboards; breakfast bar area; cupboard housing the combi boiler; a door to the conservatory, and sliding door to the dining room.

CONSERVATORY/SUMMER ROOM

1.56m x 3m (5' 1" x 9' 10")
The conservatory is of timber construction, and has a door giving access to the rear garden.

DINING ROOM

3.34m x 3.56m (10' 11" x 11' 8")
The dining room comprises of: tiled fireplace with a fitted gas fire; picture rail; power points; radiator, and a glazed door giving access back into the reception hall.

FIRST FLOOR

FIRST FLOOR LANDING

The staircase leads from the reception hall into the first floor landing, which has a window to the front elevation.

BEDROOM ONE

4.18m x 3.79m (13' 9" x 12' 5") - into bay.
Bedroom one comprises of: a bay window to the front elevation, overlooking Geoffrey Avenue; period fireplace; power points; picture rail; double panel radiator, and a linen cupboard with shelving and radiator.

BEDROOM TWO

3.54m x 3.22m (11' 7" x 10' 7")
Bedroom two comprises of: a period corner fireplace; power points; double panel radiator; picture rail, and a window to the rear elevation, overlooking the garden.

BEDROOM THREE

2.42m x 2.47m (7' 11" x 8' 1")
Bedroom three comprises of: a radiator; power points, and a wessex lift, giving access to first and ground floors (this can be removed by the purchaser if they wish).

SHOWER ROOM

The shower room comprises of: a corner shower, with tile surround; a wash hand basin; a low flush WC; access to loft space, and fully tiled walls.

OUTSIDE

FRONT OF THE PROPERTY

The front of the property comprises of: a concrete driveway with parking for 2+ vehicles; direct access to the garage; front garden has a variety of shrubs and ornamental trees; a path giving access to the front door; a paved area with a timber gate located between the property and the garage, gving access to the rear garden;

REAR GARDEN

The rear garden comprises of: good sized lawn; flower and shrubbery borders; central pathway; two garden store sheds/summer houses; property is bounded by timber slatted fencing; access down both sides of the property from the front to the rear.

VIEWING ARRANGEMENTS

Viewings are strictly by appointment only with us the Agents. Email:hereford@shandw.co.uk Phone: 01432 343477

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

GUIDE PRICE

£275,000 to £300,000

FOR SALE BY PUBLIC AUCTION (unless previously sold)

On Wednesday 4th June, 2025 at 2.30pm. In the Devereux Suite, The Dragon Hotel, Broad Street, Hereford HR4 9BG.

CONDITIONS OF SALE

Conditions of Sale: The freehold site with property is sold subject to conditions of sale settled by the Vendors' Solicitors. The contract and conditions of sale will be available for inspection in the offices of the Auctioneers and Vendors' Solicitors fourteen days prior to the auction and will not be read out at the auction.
Guide Prices: The guide prices are the parameters that we believe the lot may achieve although by the very nature of the entries, actual sale prices may be higher or lower depending on the demand on the day.

The reserve prices are conditional between the Vendor and Auctioneers and cannot be disclosed.
The guide prices are given in good faith but may be changed at any time leading up to the sale.

Money Laundering Regulations: As a result of the new Money Laundering Regulations, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale memorandum.

VENDORS SOLICITOR:
Ms Therese Kidman, Lambe Corner Solicitors, 36/37 Bridge Street, Hereford HR4 9DJ
Tel: 01432 355301
Email: tk@lambecorner.co.uk



At a glance...

- ✔ Cloakroom: 1.78m x 2.67m (5' 10" x 8' 9")
- ✔ Sitting Room: 4.44m x 3.79m (14' 7" x 12' 5")
- ✔ Kitchen: 3.50m x 2.24m (11' 6" x 7' 4")
- ✔ Conservatory: 1.56m x 3m (5' 1" x 9' 10")
- ✔ Dining Room: 3.34m x 3.56m (10' 11" x 11' 8")
- ✔ Bedroom One: 4.18m x 3.79m (13' 9" x 12' 5")
- ✔ Bedroom Two: 3.54m x 3.22m (11' 7" x 10' 7")
- ✔ Bedroom Three: 2.42m x 2.47m (7' 11" x 8' 1")

And there's more...

- ✔ Nearby schools and colleges
- ✔ Close to hospital and supermarkets
- ✔ Within walking distance to Hereford City