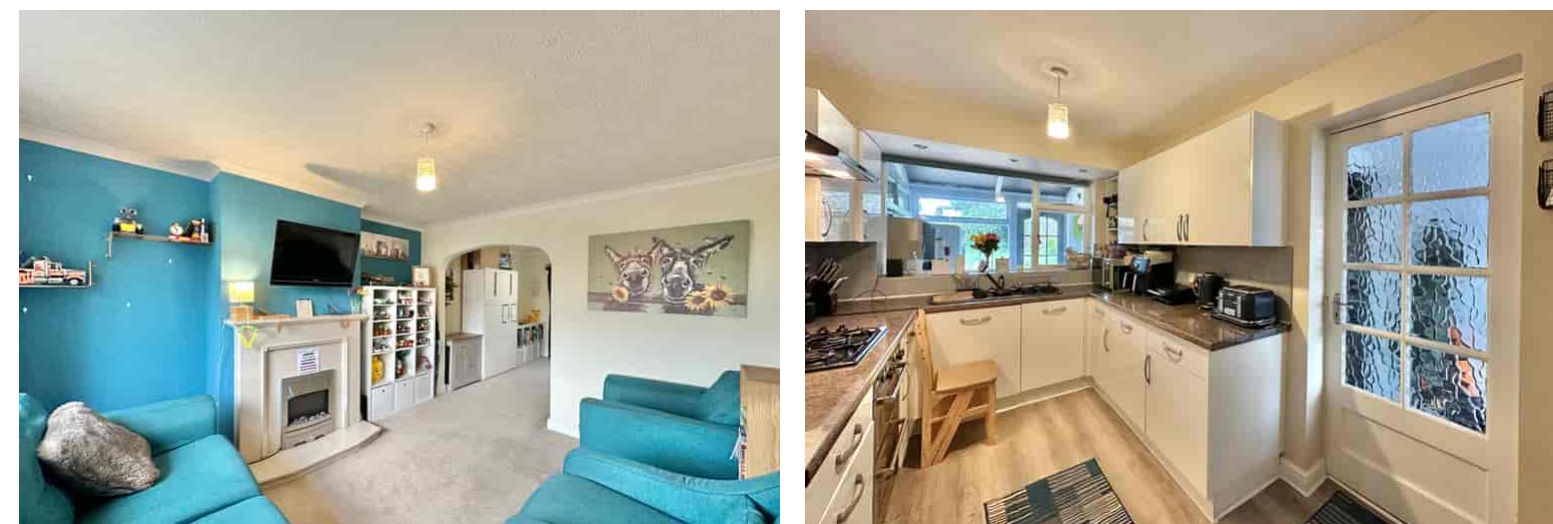


30 Thompson Place  
Thompson Place Hereford HR4 0JP

£300,000



• Beautifully maintained gardens • Three bedrooms • Large garage and off road parking • Spacious property

## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'C'.

### 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

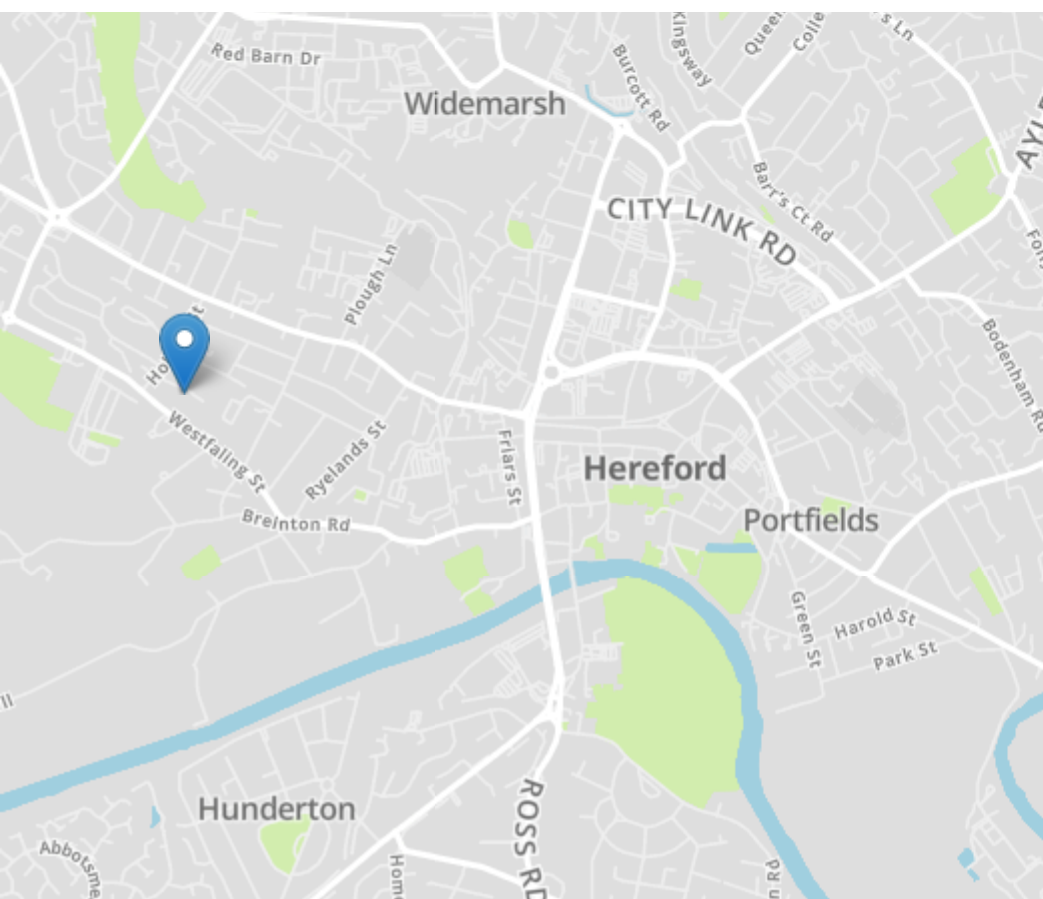
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.



## DIRECTIONS

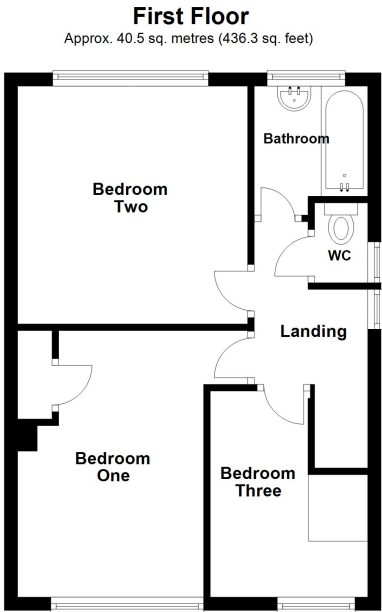
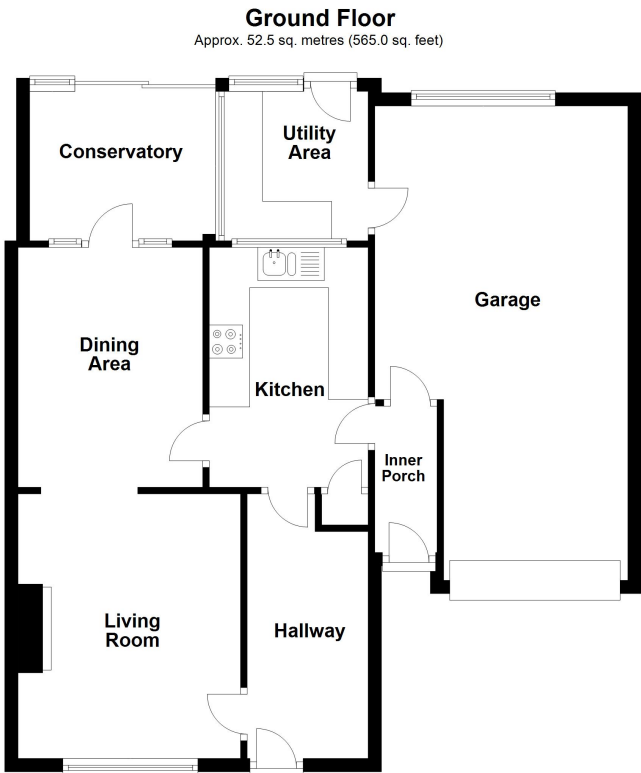
From Hereford City, proceed west onto Barton Road which in turn follows onto Breinton Road and then onto Westfaling Street, turn right onto Holmer Street, then right onto Thompson Place where the property can be found on the right hand side. For those who use "What3words": ///lace.labs.sunset



Hereford 01432 343477

Ledbury 01531 631177





Total area: approx. 93.0 sq. metres (1001.3 sq. feet)  
**30 Thompson Place, Hereford**

#### OVERVIEW

Located in a popular residential area of Hereford, a spacious three bedroom semi-detached property, which benefits from a lounge, a dining room, a kitchen, an office/summer room, a utility room, a large garage, three bedrooms, a WC, a bathroom, and beautifully maintained gardens to both front and rear. Enjoying a good location on a quiet cul de sac set back from the main thoroughfare, this three-bedroomed semi-detached property is only a short stroll from a local shop and takeaway, and nearby, there is a Tesco Express, petrol garage, supermarkets, public house, and schools.

In more detail the property comprises:

#### GROUND FLOOR

##### ENTRANCE HALL

The entrance hall comprises of: entry via a double glazed door to the front elevation; LVT flooring; a ceiling light point; Telephone Point; a central heating radiator; power points; an open under stairs storage area with a cupboard and mains services connected - including gas and electricity meters; a doorway through to the lounge and kitchen with a fitted carpet to the staircase.

##### LOUNGE

3.35m x 4m (11' 0" x 13' 1")  
The lounge comprises of: a fireplace with a fitted electric feature fire on the front of the chimney stack; USB power sockets; a double glazed window to the front elevation; a ceiling light point; carpet flooring, and an archway through to the dining room.

##### DINING ROOM

3.7m x 2.8m (12' 2" x 9' 2")  
The dining room comprises of: entry via an archway from the lounge; carpet flooring; a central heating radiator; a ceiling light point, and power points;

##### KITCHEN

3.62m x 2.5m (11' 11" x 8' 2")  
The kitchen comprises of: LVT flooring; an understairs storage cupboard which is being used as a pantry space; fitted wall and base units with roll top work surfaces over, as well as soft close doors and drawers; integrated appliances to include, an electric double oven including a grill, with a four-ring gas hob and a cooker hood over, a

NEFF slimline dishwasher; Integrated Fridge: a stainless steel sink and drainer with one and a half bowl, and a chrome mixer tap over; a ceiling light point; an internal single glazed window with outlook into the utility room, and a timber framed door with obscure glass.

##### INNER HALL

The inner hall comprises of: Vinyl flooring, a sensor ceiling light point, and a wooden door leading to the garage.

##### EXTENSION

The lean to extension is of part brick and part timber construction, timber framed glazing, and corrugated sheets above. The extension consists of the office/summer house, and the utility room - both in further detail below.

##### OFFICE

2.85m x 2.25m (9' 4" x 7' 5")  
The office comprises of: carpet flooring; double glazed patio sliding doors to the rear elevation, with single glazed timber framed windows to either side of the doors; two wall light points; power points including USB and an extractor fan.

##### UTILITY ROOM

2.5m x 2.25m (8' 2" x 7' 5")  
The utility comprises of: vinyl flooring; a wall light point; roll top work surfaces over base units, with soft close doors; plumbing and space for a washing machine; space for a tumble dryer; a single glazed window to the rear elevation, and a single glazed timber framed door leading to the rear garden.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

The landing comprises of: access via the staircase; a double glazed window to the side elevation; carpet flooring, USB power . sockets and loft access with a drop down ladder.

##### BEDROOM ONE

3.5m x 3.65m (11' 6" x 12' 0")  
Bedroom one comprises of: a double glazed window to the rear elevation; a central heating radiator; a ceiling light point; carpet flooring; USB Power Sockets

##### BEDROOM TWO

4m x 2.8m (13' 1" x 9' 2")  
Bedroom two comprises of: a double glazed window to the front elevation; a central heating radiator; carpet flooring; a ceiling light point, and a built-in wardrobe with shelving; USB Power Sockets

##### BEDROOM THREE

3m x 2.4m (9' 10" x 7' 10") (including stair bulkhead)  
Bedroom three comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation; and USB power points.

##### WC

The WC comprises of LVT flooring, a ceiling light point; a corner wash hand basin with a chrome mixer tap over; a double glazed window to the side elevation with obscure glass, and a low level WC; Access to boiler pressure settings (Boiler is controlled via WIFI and is situated in the attic).

##### BATHROOM

The bathroom comprises of: LVT flooring; a ceiling light point; a ceiling extractor point; a double glazed window to the rear elevation with obscure glass; a tower radiator; a bath with a chrome mixer tap over, and mains shower unit, as well as a foldable glass screen to the side of the bath; vanity wash hand basin with a chrome mixer tap over, and a wall mounted mirror above, as well as soft close doors to the vanity space; tiling surrounding the bath; part tiling on the walls, and a low level WC.

#### OUTSIDE

##### FRONT OF THE PROPERTY

The front of the property comprises of: a dropped curb allowing access onto a concrete driveway, which leads to a flat-leveled concrete pad for parking; access to the garage via an up and over door, and a double glazed personal door; low maintenance flower beds with planted flowers, shrubbery, and bark; space that has been laid to lawn; a stone wall to the front boundary; fencing to the side boundaries, and a slate bed with planted trees.

##### GARAGE

7.25m x 3.85m (23' 9" x 12' 8")  
The garage has been extended, and comprises of: power and

lighting; a ceiling light point; a concrete pad with a pit in the centre and grid over, for vehicle work; a single glazed window to the rear elevation, and an exposed WC - drainage available for a possible conversion.

##### REAR OF THE PROPERTY

The rear of the property comprises of: a small patio area; a two-tiered garden; steps going up to the first tier; a stoned area that can be used as a seating area; a small brick wall; a flower bed; an outdoor tap; fencing either side of the boundary, and to the rear; a step up to the second tier; planted shrubbery, flowers, and trees; flower beds surrounding the lawn space, and a patio stepping stone path down the garden.



### At a glance...

- ☒ Lounge: 3.35m x 4m (11' 0" x 13' 1")
- Dining Room: 3.7m x 2.8m (12' 2" x 9' 2")
- Kitchen: 3.62m x 2.5m (11' 11" x 8' 2")
- Office/Summer Room: 2.85m x 2.25m (9' 4" x 7' 5")
- Utility Room: 2.5m x 2.25m (8' 2" x 7' 5")
- Bedroom One: 3.5m x 3.65m (11' 6" x 12' 0")
- Bedroom Two: 4m x 2.8m (13' 1" x 9' 2")
- Bedroom Three: 3m x 2.4m (9' 10" x 7' 10") (including stair bulkhead)
- ☒ Garage: 7.25m x 3.85m (23' 9" x 12' 8")

### And there's more...

- ☒ Close to local amenities
- ☒ Walking distance to the city centre
- ☒ Lovely cul-de-sac position
- ☒ School catchment area

### 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.