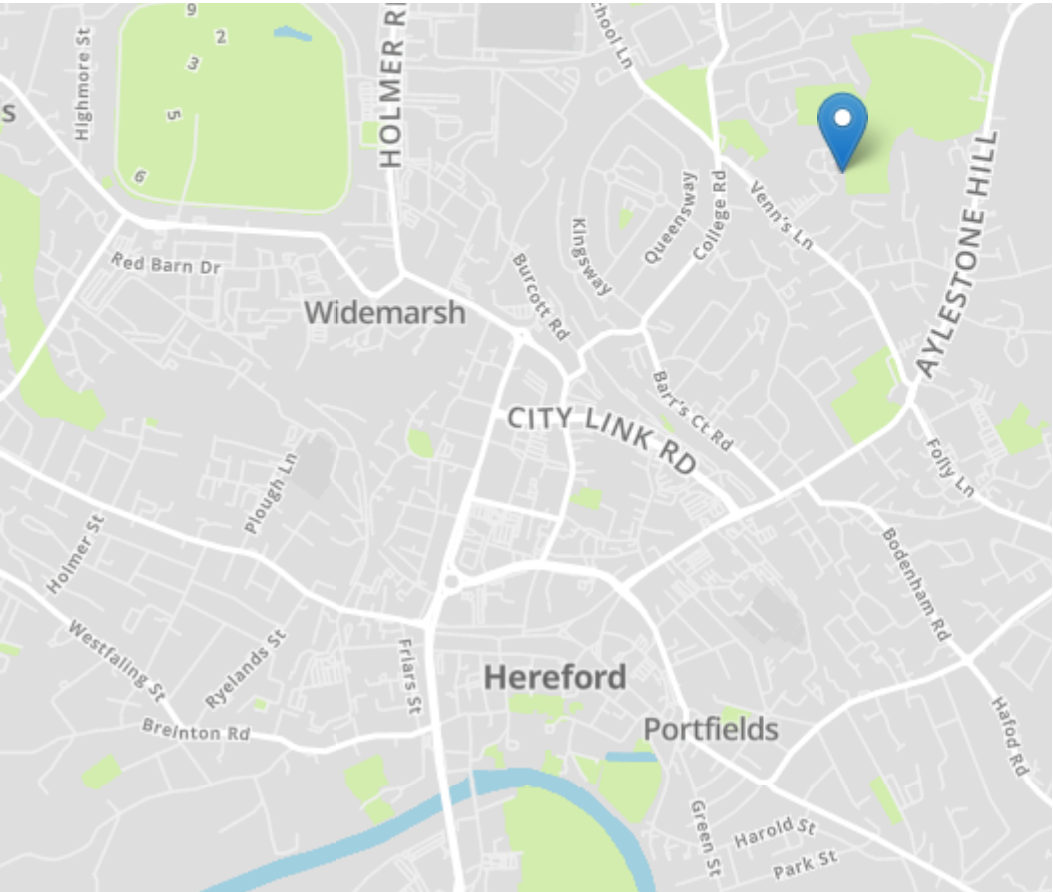




DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3 miles; at the roundabout, take the first exit onto Edgar Street/A49, and continue for approx. 0.5 miles; at the roundabout, take the second exit onto Farriers Way, and continue approx. 460 ft; turn right onto Burcott Road, and continue for approx. 0.1 miles; turn left to stay on Burcott Road, and continue for approx. 0.1 miles; at the roundabout, take the first exit onto College Road, and continue for approx. 0.4 miles; turn right onto Venns Lane, and continue for approx. 0.2 miles; turn left onto Campbell Road, and continue



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connect to the property.

Outgoings

Council tax band 'F'.

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+)	79	87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(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.

22 Campbell Road
Hereford HR1 1AD

£435,000



- FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- Five bedrooms
- En-Suite
- Off-road parking

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This five bedroom detached property is being offer for sale with no onward chain, and benefits from: a lounge; a kitchen/dining room; a snug/study; a downstairs WC; a utility; five bedrooms (one with an en-suite); a bathroom; a shower room; a garage; a driveway, and a south-east facing garden. Close to the property there is a host of amenities which makes it conveniently located in a well established and highly sought-after residential area approximately 2 miles East of the Cathedral City of Hereford. Local amenities include various shops, public house, bus service, doctor's surgery, primary and secondary schools and the property is well placed for access to Hereford's further education colleges (Sixth Form Art & Technical).

In further detail, the property comprises:

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via double glazed door to the front elevation; carpet flooring; two ceiling light points; a telephone point; power points; the electrical consumer unit - due for inspection in 2026; a staircase with fitted carpet leading to the first flooring landing; and, access to the lounge, snug/study, and the open plan kitchen/diner.

UNDERSTAIRS WC

The downstairs WC comprises of: tiled flooring; a ceiling light point; an extractor fan; a wash hand basin with chrome hot and cold taps over; splash tiling; a central heating radiator, and a low level WC.

LOUNGE

6.05m x 3.35m (19' 10" x 11' 0")
The lounge comprises of: two ceiling light points; carpet flooring; two central heating radiators; a coal-effect gas fire; two wall light points; double glazed french doors to the rear elevation; a double glazed window to the front elevation; a television point; power points; an ethernet point, and a telephone point.

SNUG/STUDY

3.33m x 3.35m (10' 11" x 11' 0")
The snug/study comprises of: carpet flooring; a ceiling light point; a

bay-front double glazed window to the front elevation; a central heating radiator, and power points.

KITCHEN/DINING ROOM

5.03m x 3.07m (16' 6" x 10' 1")
The kitchen area comprises of: spotlights; tiled flooring; roll top work surfaces over fitted base units; fitted wall units; a chest-height Hotpoint electric double oven; a four-ring gas burner hob with a cooker hood over; space and plumbing for a washing machine/fridge-freezer/or dishwasher; a Leisure stainless steel sink and drainer with one and a half bowl, and chrome mixer tap over, and a double glazed window to the side elevation. The dining area comprises of: double glazed french doors to the rear elevation; continue tiled flooring; a central heating radiator; a ceiling light point, and an opening through to the utility.

UTILITY

The utility comprises of: tiled flooring; a central heating radiator; a wall-mounted boiler; space and plumbing for a washing machine; space for a tumble dryer or dishwasher; roll top work surface over the base unit; a stainless steel sink and drainer with one bowl, and a chrome mixer tap over; a double glazed window to the rear elevation, and an extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: a central heating radiator; a ceiling light point; an airing cupboard which houses the immersion heater; a double glazed window to rear elevation; a staircase leading to the second floor landing, and access to bedrooms one-three, as well as a bathroom.

BEDROOM ONE

4.14m x 3.40m (13' 7" x 11' 2")
Bedroom one comprises of: a double glazed window to the front elevation; a central heating radiator; a ceiling light point; carpet flooring; a telephone point; power points; a television point; a door to an en-suite, and built-in wardrobes, either side of the door to the en-suite, with mirrored-sliding doors, as well as hanging rails and shelving.

EN-SUITE

The en-suite comprises of: tiled flooring; tiled walls within the shower cubicle; a shower cubicle with a glass sliding screen, and a mains shower unit; a wall-mounted extractor fan; a wall light with a shaver point; a ceiling light point; a wash hand basin with a chrome mixer tap over, and shower attachment; splash tiling; a low level WC; a central heating radiator, and a double glazed window with obscure glass to the rear elevation.

BEDROOM TWO

3.40m x 3.02m (11' 2" x 9' 11")
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator, and power points.

BEDROOM THREE

2.97m x 2.41m (9' 9" x 7' 11")
Bedroom three comprises of: a ceiling light point; carpet flooring; a double glazed window to the front elevation; a central heating radiator, and power points.

BATHROOM

The bathroom comprises of: tiled flooring; a ceiling light point; a wash hand basin with mixer tap over; splash tiling; a bath with a mains shower over; an extractor fan, and a double glazed window with obscure glass, to the front elevation.

SECOND FLOOR

SECOND FLOOR LANDING

The second floor landing comprises of: a ceiling light point; carpet flooring; access to bedrooms four, five, a shower room, and a large storage cupboard.

BEDROOM FOUR

4.50m x 3.51m (14' 9" x 11' 6")
Bedroom four comprises of: a double glazed velux skylight to the rear elevation, with an internal blind; a double glazed window to the front elevation; carpet flooring; a ceiling light point; loft access; power points, and a television point.



BEDROOM FIVE

3.40m x 3.38m (11' 2" x 11' 1")
Bedroom five comprises of: large built-in wardrobes; carpet flooring; a ceiling light point; a central heating radiator, and a double glazed window to the front elevation.

SHOWER ROOM

The shower room comprises of: tiled flooring; a ceiling light point; a ceiling extractor point; a shower cubicle with a folding glass screen, fully tiled walls within, and a mains shower unit; a double glazed velux skylight with an internal blind; a wash hand basin with a chrome mixer tap over; splash tiling; a central heating radiator, and a low level WC with a low flush.

OUTSIDE

FRONT OF THE PROPERTY

The front of the property comprises of: a dropped curb allowing access onto the tarmac driveway providing off-road parking for one+ vehicles, and there is an up and over door leading to the garage.

GARAGE

The garage has a pitched roof, and, power and lighting.

REAR OF THE PROPERTY

The rear of the property comprises of: entry via a side access from the front of the property; a patio entertaining area directly off of the lounge; south-east facing lawn, and fencing surrounding the boundary.



At a glance...

- ☒ LOUNGE: 6.05m x 3.35m (19' 10" x 11' 0")
- SNUG/STUDY: 3.33m x 3.35m (10' 11" x 11' 0")
- KITCHEN/DINING ROOM: 5.03m x 3.07m (16' 6" x 10' 1")
- BEDROOM ONE: 4.14m x 3.40m (13' 7" x 11' 2")
- BEDROOM TWO: 3.40m x 3.02m (11' 2" x 9' 11")
- BEDROOM THREE: 2.97m x 2.41m (9' 9" x 7' 11")
- BEDROOM FOUR: 4.50m x 3.51m (14' 9" x 11' 6")
- BEDROOM FIVE: 3.40m x 3.38m (11' 2" x 11' 1")

And there's more...

- ☒ Very popular residential area
- ☒ Close to local amenities
- ☒ Off-road parking