



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected to the property.

Outgoings
Council tax band 'B'.

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

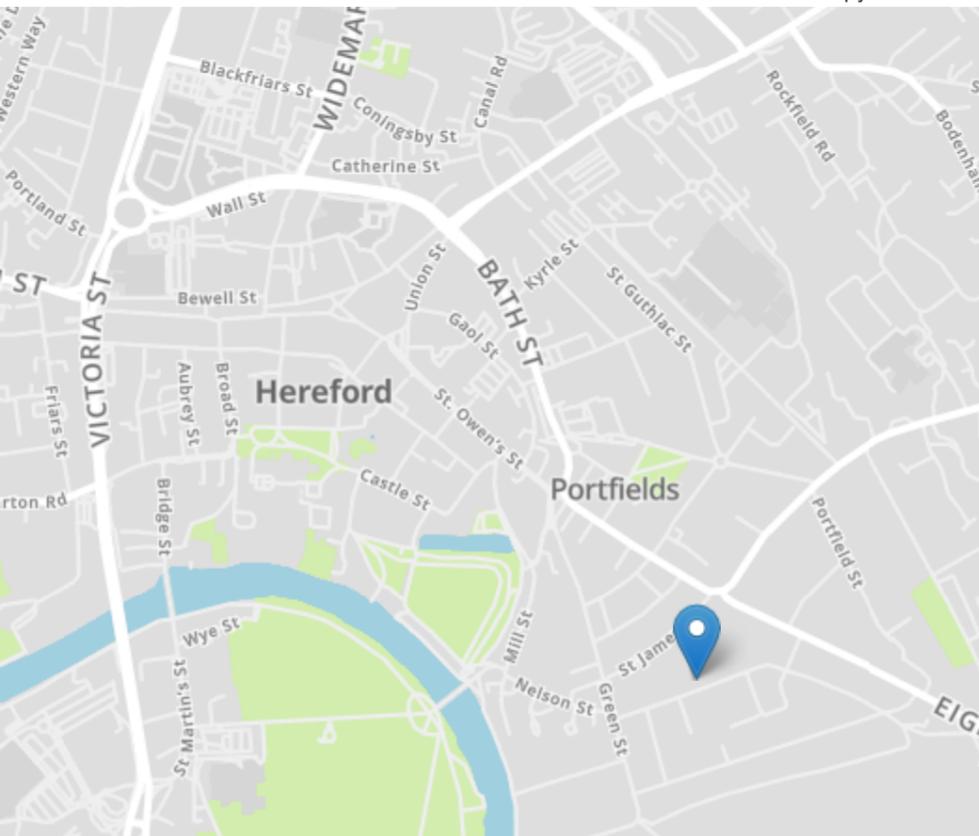
6 Harold Street
Hereford HR1 2QU

£215,000



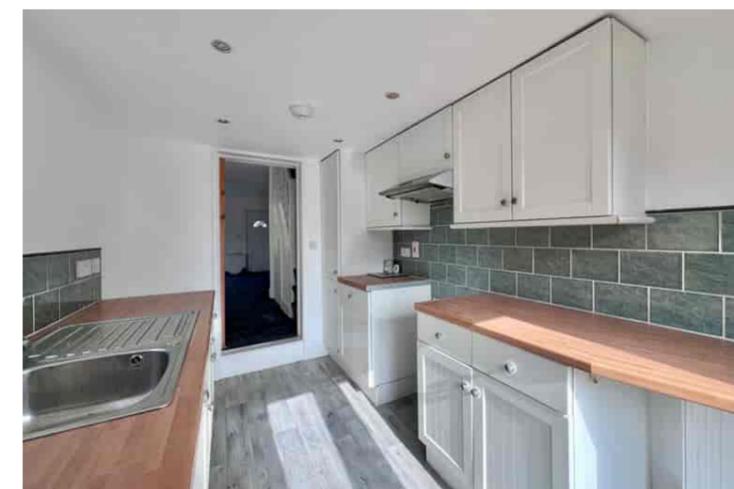
DIRECTIONS

Proceed north on Victoria Street/A49 for approx. 0.3miles; at the roundabout, take the 2nd exit onto Newmarket Street/A438, and continue for approx. 0.7miles; turn left onto St Owen's Street/A438, and continue for approx. 0.1miles; turn right onto Grove Road, and continue for approx. 450ft, turn left onto Green Street, and continue for approx. 0.1miles, turn left onto Harold Street, then after approx. 100ft, the property will be located on the right-hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use What3words: ///bumpy.still.branch



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

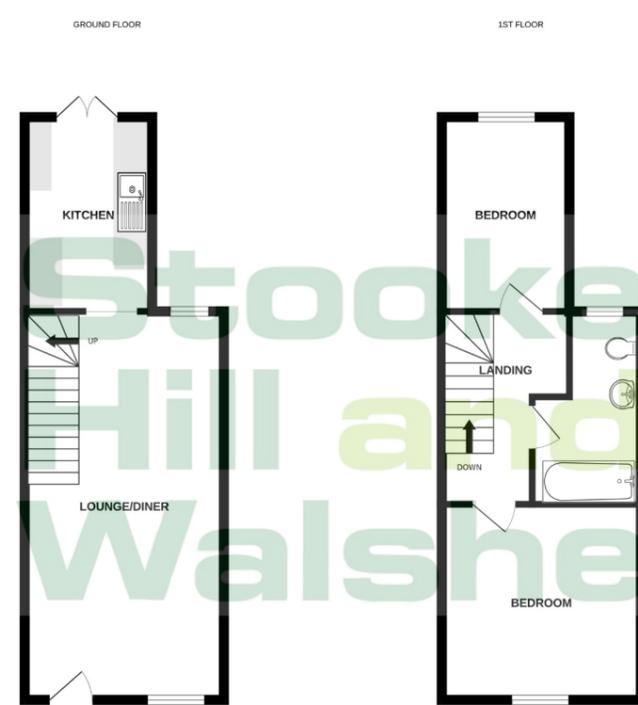
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• Two bedrooms • End of terrace • Garden • A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This end of terrace house is being offered for sale with NO onward chain and benefits from, double glazing, central heating, a lounge/diner, kitchen, bathroom, garden, and two bedrooms. Set in a convenient City location, to the east of Hereford City centre, and within the locality there are a range of local amenities, but with Hereford being only minutes walking distance away offers a wide range of shopping, leisure and recreational facilities together with educational establishments and bus, hospital and railway stations.

The property comprises of:

GROUND FLOOR

LOUNGE/DINING ROOM

6.88m x 3.54m (22' 7" x 11' 7")
The lounge/dining room comprises of: entry via the front door; two large double panelled radiators; ample power points; a large under stairs storage cupboard; staircase leading to the first floor landing; double glazed windows to the front and rear elevations, and a sliding door to the kitchen.

KITCHEN

3.44m x 2.22m (11' 3" x 7' 3")
The kitchen comprises of: fitted wall units; a single sink and drainer unit; working surfaces over fitted base units; space and plumbing for a washing machine; space for a cooker; a pantry-style unit; a wall-mounted Worcester combination boiler, servicing domestic hot water and central heating; and, double

glazed french style doors to the rear patio and garden.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: loft access and, original stripped pine doors giving access to the bedrooms and bathroom;.

BEDROOM ONE

3.47m x 3.52m (11' 5" x 11' 7")
Bedroom one comprises of: a double glazed window to the front elevation; a radiator; carpet flooring; a ceiling light point, an power points.

BEDROOM TWO

3.48m x 2.26m (11' 5" x 7' 5")
Bedroom two comprises of: a double glazed window to the rear elevation; a radiator; carpet flooring; a ceiling light point, and power points.

BATHROOM

The bathroom comprises of: a panel bath, with a shower over and glazed screen to the side; a pedestal wash hand basin; a shaver point; an extractor fan; a low flush WC; a double glazed window to the rear elevation with obscure glass, and ladder-style radiator.

OUTSIDE

REAR GARDEN

The rear garden comprises of a west-facing enclosed courtyard, which is an ideal sun trap, enjoying the sunlight for most of the day.

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...

- LOUNGE/DINING ROOM: 6.88m x 3.54m (22' 7" x 11' 7")
- KITCHEN: 3.44m x 2.22m (11' 3" x 7' 3")
- BEDROOM ONE: 3.47m x 3.52m (11' 5" x 11' 7")
- BEDROOM TWO: 3.48m x 2.26m (11' 5" x 7' 5")

And there's more...

- City Centre within walking distance
- Close to a range of amenities
- Two bedroom house