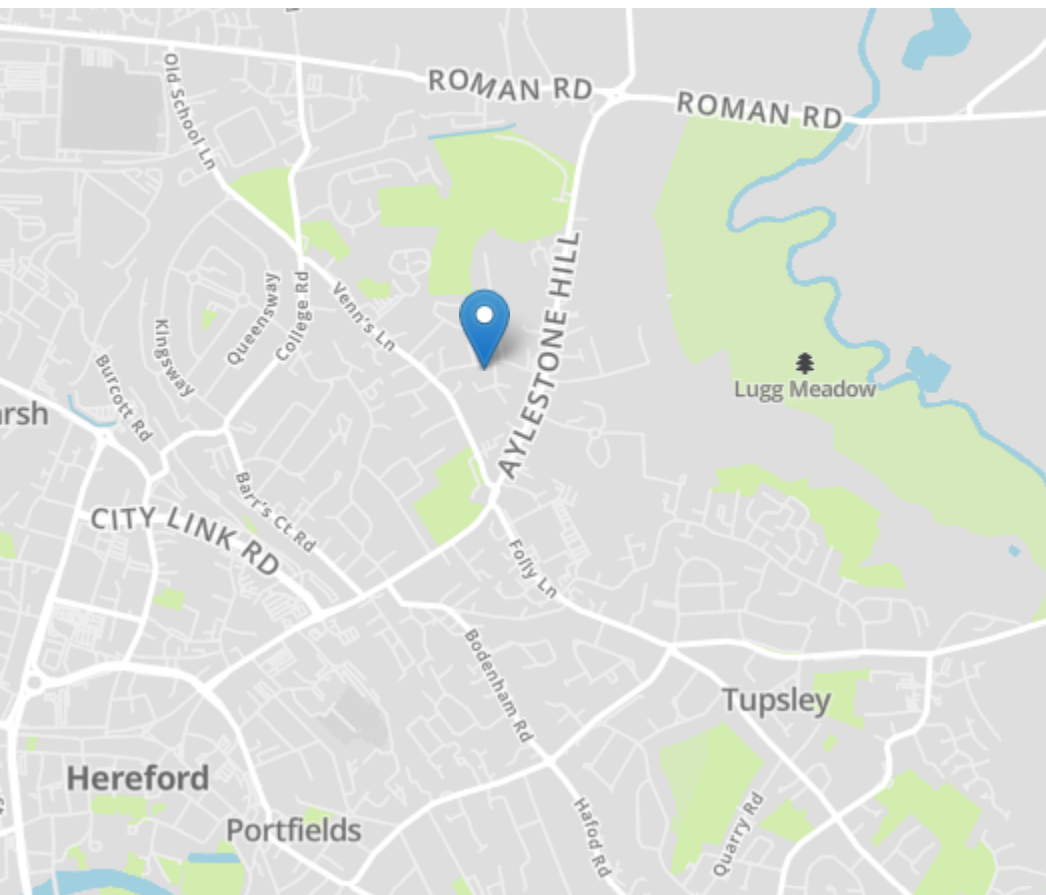




DIRECTIONS

From Hereford City proceed on A465 Aylestone Hill, at the roundabout, continue to stay onto Aylestone Hill A465, turn left onto Overbury Road and the property can be found on the left hand side as indicated by the agents For Sale Board. For those who use 'What3words' ///pure.tall.hunt



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

3 Overbury Road
Overbury Rd, HR1 Hereford HR1 1JE

Price Guide £499,000

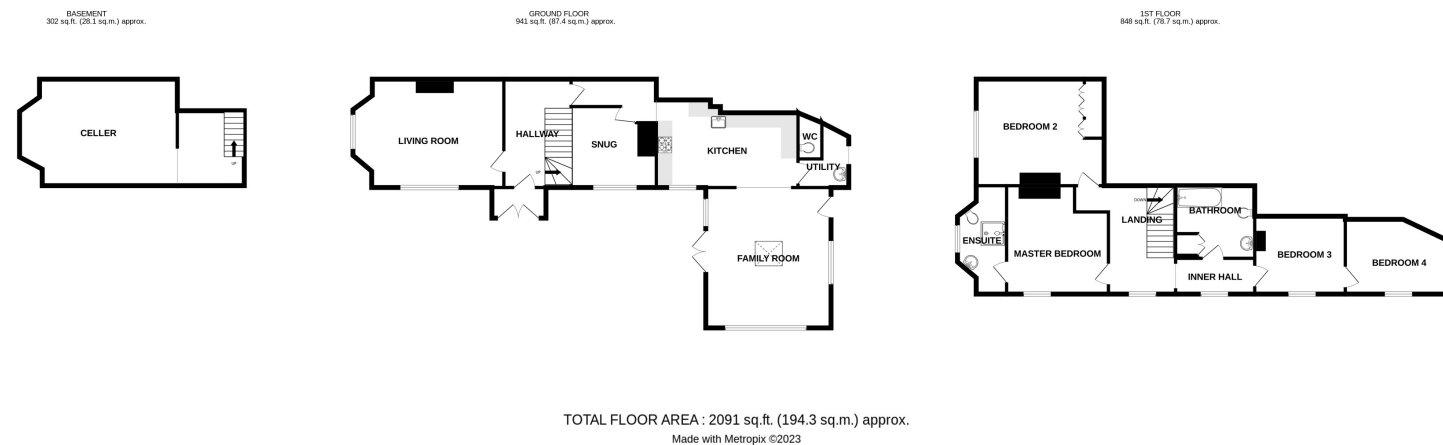


MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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 substantial reception rooms • 3/4 bedrooms • 2 bathrooms • Cellar • Large kitchen

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Pleasantly located approximately 0.75 miles north/east of Hereford City, just off Aylestone Hill in this highly sought after area, this period attached property offers ideal family accommodation, enjoying a wealth of character and charm, built of traditional red brick under a tiled roof. The property is grade II listed and enjoys 3 substantial reception rooms, large kitchen opening through to the family room, a cellar area that could be further developed and 3/4 bedrooms depending on the use of the accommodation on the first floor, together with 2 bathrooms, one being an en-suite to the master bedroom.

In more detail the property comprises of:

Period Entrance Porch

Having double doors, feature tiled floor and further period glazed door leads to;

Reception Hall

Having original floor boarding, access to cellar, double panelled radiator and coving.

Door leads through to;

Living Room

5.71m x 3.88m (18' 9" x 12' 9")

Having period fireplace with open grate, original coving, 2 double panelled radiators, sash window with outlook to the front and to the side and picture rail.

Inner Hallway

Having original wooden flooring.

Door leads to;

Snug/Office

2.83m x 3.37m (9' 3" x 11' 1")

Having original wooden floor boarding, double panelled radiator, power points, picture rail, coving and sash window with outlook to front.

Family Room

5.57m x 4.17m (18' 3" x 13' 8")

With matching limestone flooring to the kitchen, feature vaulted ceiling with glazed dome providing a massive amount of light, double doors opening to the garden, windows both the front and side, ample power points, large panelled radiator, wall light points and ceiling downlighters.

Kitchen

3.41m x 5.28m (11' 2" x 17' 4")

Having a range of fitted units, wooden worktops, comprising single stainless steel sink unit mixer tap over, storage beneath, full range of working surfaces with cupboards and drawers below, wine racking with butchers block design above, further single base units, space for range style cooker between, large extractor canopy, range of eye level wall cupboards, tiled surround to working surfaces, integrated dishwasher, inset ceiling downlighters and sash window with outlook to the front.

Utility Area

1.84m x 2.0m (6' 0" x 6' 7")

Having corner wash hand basin, space and plumbing for washing machine and ceramic tiled floor.

Separate Cloak Room

Having low flush WC and extractor fan.

Large opening from the kitchen leads through to;

Cellar Area

This is approached off the inner hallway with stone steps leading down.

The cellar is divided into two rooms which could be further developed/converted subject to building regs.

Room 1; measurement is; 5.80m x 3.91m (19'0" x 12'10") Also houses the gas and electricity meters and concrete flooring.

Room 2; measurement is; 2.41m x 2.74m (7'11" x 9'0")

Feature half twist period staircase leads to;

FIRST FLOOR

Landing

Master Bedroom Suite

4.0m x 3.74m (13' 1" x 12' 3")

Having inset dressing table units with storage above, coving, panelled radiator and windows to the front.

Door to;

En Suite Shower

Having enclosed shower cubicle with tiled surround, fitted shower, low flush WC, pedestal wash hand basin, radiator, dado rail, and boiler cupboard housing the Ideal Classic gas fired central heating boiler serving domestic hot water and central heating.

Bedroom 2

4.69m x 3.91m (15' 5" x 12' 10")

Having full length fitted wardrobe units, double panelled radiator, power points, sash window with outlook to the side and coving.

From the main landing there is access to;

Inner Landing Area

Having window to side.

Door leads to;

Bathroom

2.56m x 3.28m (8' 5" x 10' 9")

With shaped bath with shower over and fully tiled surround, low flush WC, pedestal wash hand basin, part tiled walls, extractor fan, large cupboard housing lagged hot tank with fitted immersion heater and slatted shelving above.

Bedroom 3

3.85m x 2.85m (12' 8" x 9' 4")

Having period fireplace, coving, inset ceiling downlighters, double panelled radiator and window with outlook to the front.

Access directly off this bedroom leads to a further room, a corridor could be made which could separate these rooms creating a fourth bedroom.

Bedroom 4 (Accessed directly off bedroom 3)

4.22m x 2.78m (13' 10" x 9' 1")

This bedroom is accessed directly off bedroom 3.

Having radiator, power points, window with outlook to front and small access to roof space.

OUTSIDE

The property is approached from Overbury Road over a tarmacadamed driveway, which is initially partially shared with the adjoining property, this then leads onto its own tarmacadamed driveway, providing parking for 2 or more cars, a paved area gives access up to the front porch and further access directly to the gfamily room. The front garden is laid to lawn, timber decking area, there is a paved area the whole width of the property, which in turn goes around the side where there is further garden areas, variety of mature trees, shrubs and a tree house ideal for children. At the far side of the property there is a further hardstanding are/sun terrace currently gravelled with sleepers and there is a large hardstanding area which could be further developed subject to appropriate planning consent.

AGENTS NOTE:

This property has a flying freehold below one of the upstairs bedrooms.



At a glance...

- Lounge 5.71m x 3.88m (18'9" x 12'9")
- Snug/Office 2.83m x 3.37m (9'3" x 11'1")
- Kitchen 3.41m x 5.28m (11'2" x 17'4")
- Utility 1.84m x 2.0m (6' x 6'7")
- Family Room 5.57m x 4.17m (18'3" x 13'8")
- Cellar 1. 5.8m x 3.91m (19' x 12'10")
- Cellar 2. 2.41m x 2.74m (7'11" x 9')
- Master Bedroom 3.74m x 4.0m (13'1" x 12'3")
- Bedroom 2. 4.69m x 3.91m (15'5" x 12'10")
- Bedroom 3. 2.85m x 3.85m (12'8" x 9'4")
- Bedroom 4 off bedroom 3. 4.22m x 2.78m (13'10" x 9'1")

And there's more...

- Popular residential area
- family accommodation
- period property
- close to local amenities