



DIRECTIONS

From Hereford City proceed west onto Barton Road continuing onto Breinton Road the Westfaling Street, turn right onto Stanhope Street and the property can be found on the right hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use 'What3words' //dance.month.falls



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		69
(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.

3 Stanhope Street
Hereford HR4 0HA

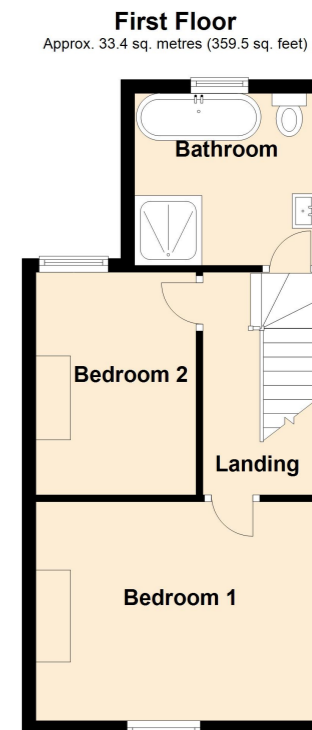
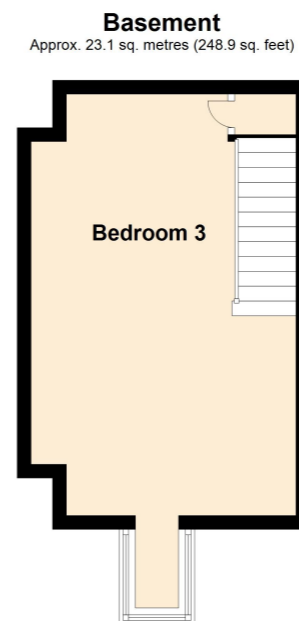
£250,000



• Beautifully presented • Victorian property • converted cellar

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 89.9 sq. metres (967.9 sq. feet)
3, Stanhope Street, HEREFORD

OVERVIEW

Surrounded by period properties dating from late 1800's to early 1900's, a two bedroom mid terraced property being offered for sale in an immaculate order throughout with the benefit of double glazing and gas fired central heating. This spacious accommodation has had the cellar converted to provide additional reception area/office from home/studio, depending on the purchasers requirements.

Situated in a very popular residential location being only a short walk from a selection of amenities to include supermarkets, one stop shops, butchers, schools, Whitecross tennis, squash and paddle courts are a very nearby and the main City itself is walkable for those who enjoy walking or there are bus routes for those who do not wish to drive. Approximately 1.5 miles away is the train station, two hospitals, and colleges.

In more detail the property comprises:

Front door leads to:

Entrance Hall

A long victorian style hallway comprising period style radiator, and part carpeted flooring.

Door to:

Dining Room

4.03m x 3.30m (13' 3" x 10' 10")

With period style radiator, powerpoint, door to under stairs which gives access to the cellar and window with outlook to the rear. Large opening through to:

Sitting Room

3.15m x 3.18m (10' 4" x 10' 5")

With feature period fireplace, ornate hearth and surround, recessed shelving, period style radiator, coving, and window with outlook to the front.

Kitchen

2.65m x 2.52m (8' 8" x 8' 3")

Being beautifully fitted with a range of Hi-gloss white units comprising 1.5 bowl enamel sink with mixer tap and storage beneath, space and plumbing to the side for washing machine, range of laminated working surfaces with drawers and cupboards under, 4 ring ceramic hob, oven below, extractor canopy over, space for fridge/freezer, rang of eye level wall cupboards, with one housing the Worcester gas fired combination boiler serving domestic hot water and central heating, London brick tiled surround to working surfaces, ceramic tiled floor, vertical radiator, and door giving access to outside.

Door from the dining room leads to:

Converted Cellar

6.10m x 3.36m (20' 0" x 11' 0")

This has been well converted and currently being used a second reception area, but could provide ideal studio/office from home, depending on requirements, and comprises ceiling downlighter, period style radiator, skylight providing light to the front and understairs storage to one end.

Stairs from the reception hall lead to:

FIRST FLOOR

Landing

With skylight allowing an abundance of natural light, and access to roof space.

Door to:

Bedroom 1

3.16m x 4.07m (10' 4" x 13' 4")

With period style radiator, power points, and double glazed window with outlook to front.

Bedroom 2

2.41m x 3.29m (7' 11" x 10' 10")

With period style radiator, power points, and double glazed window with outlook to the rear.

Bathroom

Beautifully fitted with a free standing bath and

chrome telephone shower mixer tap at one side, low flush WC, vanity wash hand basin, large corner shower cubicle with shower boarding surround, raindrop shower head, downlighter, ceramic floor, chrome style radiator/towel rail, part tiled walls and large window providing ample light.

OUTSIDE

A small enclosed front yard is hard landscaped for ease of maintenance and from here access up to the front door. At the rear of the property there is an outside tap, lighting and power, and a paved patio area, leading directly off the rear of the property, which is attractively boundaried by timber slatted fencing, and from the patio there is access onto the garden area which provides a blank canvas for further transformation for an individual's requirements, from here and to one side there is a timber garden store shed.



At a glance...

- Dining room 4.0m x 3.3m (13' 1" x 10' 10")
- Sitting room 3.15m x 3.18m (10' 4" x 10' 5")
- Kitchen 2.65m x 2.52m (8' 8" x 8' 3")
- Cellar 6.10m x 3.36m (20' 0" x 11' 0")
- Bedroom 1. 3.16m x 4.07m (10' 4" x 13' 4")
- Bedroom 2. 2.41m x 3.29m (7' 11" x 10' 10")

And there's more...

- Popular residential area
- Close to Hereford city
- Close to local amenities

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.