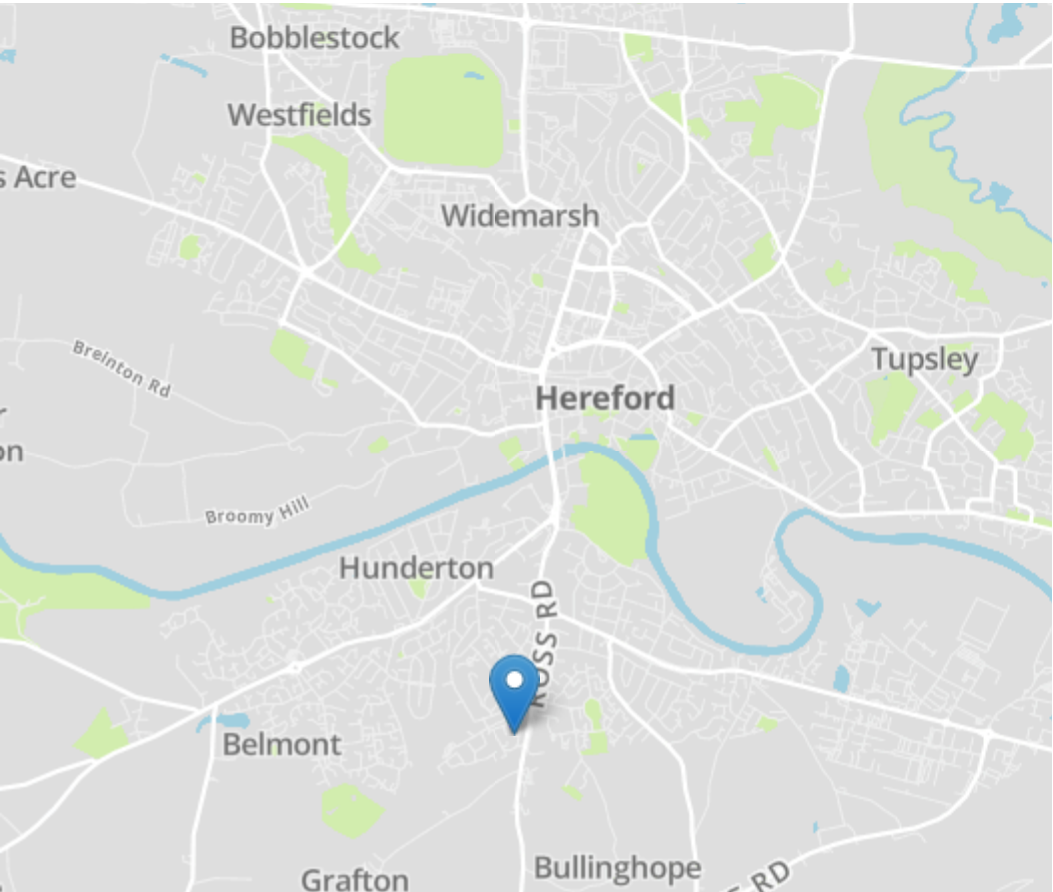




DIRECTIONS

Proceed south out of Hereford on the A49 Ross Road. Take the final turning on the right-hand side into Mayberry Avenue and then 1st left into Marlbrook Road. Turn left into Merestone Road and then 3rd right into Quicksetts, 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: ///tops.only.decay



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		
(69-80)	C		
(55-68)	D	64	74
(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.

14 Quicksetts

Hereford HR2 7PP

£195,000



- FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE/YOUTUBE CHANNEL • Three Bedrooms • No Onward Chain
- End of Terrace Property

Hereford 01432 343477

Ledbury 01531 631177



FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE/YOUTUBE CHANNEL

OVERVIEW

This end of terrace three bedroom property in the popular residential area of Redhill, is being offered for sale with no onward chain and benefits from a lounge, dining area, kitchen, utility, three bedrooms, a W/C, shower room, as well as front and rear garden space. Amenities close by include a choice of public houses, supermarkets, chip shop, hairdressers, both primary and secondary schools and for those who require, there's a regular bus service to the city centre.

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: a double glazed door with obscure glass to the front elevation; an obscure glass panel to the side of the door; carpet flooring; a ceiling light point; a central heating radiator; power points; open under stairs storage space, and the staircase leading to the first floor landing.

LOUNGE

3.65m x 3.05m (12' 0" x 10' 0")
The lounge comprises of: a ceiling light point; carpet flooring; a coal effect gas fire; a double glazed window to the front elevation; a television point; a telephone point; power points, and a central heating radiator.

DINING AREA

2.85m x 2.65m (9' 4" x 8' 8") (MAXIMUM MEASUREMENT)
The dining area comprises of: carpet flooring; a ceiling light point; double glazed sliding patio doors to the rear garden; power points, and a central heating radiator.

KITCHEN

4.5m x 2.25m (14' 9" x 7' 5")
The kitchen comprises of: tiled flooring; a ceiling light point; a double glazed window to the rear elevation; roll top work surfaces over fitted base units; fitted wall units; power points; space for an electric/gas cooker; a large stainless steel sink with a twin drainer, and chrome mixer tap over; space for additional appliances; a central heating radiator; a double glazed door to the rear elevation with obscure glass; further fitted wall units, and space and plumbing for a washing machine.

UTILITY

3.5m x 1.8m (11' 6" x 5' 11") (MAXIMUM MEASUREMENT)
The utility area comprises of: tiled flooring; a ceiling light point; a double glazed door to the front elevation with obscure glass; wall-mounted storage cupboards; a storage cupboard with a light and shelving; the electrical consumer unit, and the electric meter.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: an electric stairlift to the staircase; access to an airing cupboard which houses the Worcester combi boiler; a central heating radiator;

BEDROOM ONE

3.55m x 3.7m (11' 8" x 12' 2") (MAXIMUM MEASUREMENT)
Bedroom one comprises of: carpet flooring; a double glazed window to the front elevation; a ceiling light point; a central heating radiator; a telephone point; power points and, a wardrobe with a hanging rail and storage shelving.

BEDROOM TWO

3.6m x 2.7m (11' 10" x 8' 10") (MAXIMUM MEASUREMENT)
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; power points, and a wardrobe (including stair bulkhead) with shelving and a hanging rail.

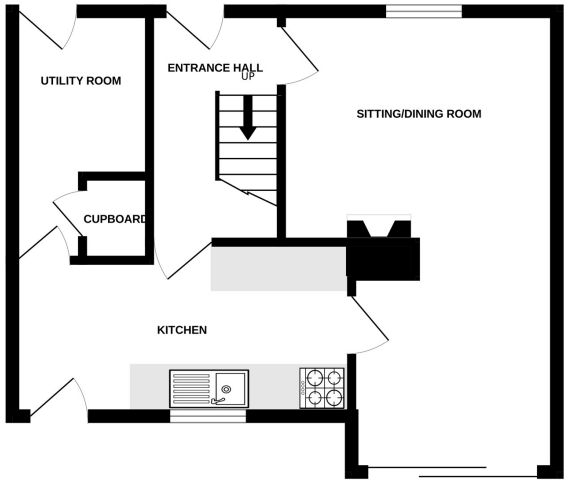
BEDROOM THREE

2.78m x 2.29m (9' 1" x 7' 6")
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; power points, and a wardrobe with a hanging rail and storage shelving.

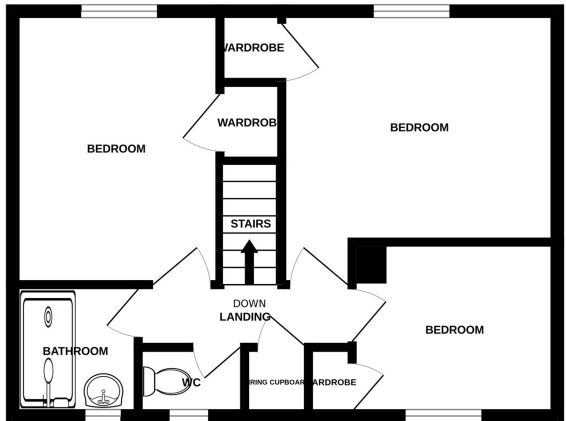
SEPARATE W/C

The separate W/C comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation with obscure glass; a central heating radiator, and a low level, high flush W/C.

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 sq.m.) approx.
Made with Metropix ©2025

SHOWER ROOM

The shower room comprises of: full paneling; lino flooring; a large shower cubicle with an electric shower unit, and glass swivel door; a wash hand basin with fitted vanity space beneath, and chrome mixer tap over; a double glazed window with obscure glass to the rear elevation; spotlights above, and a chrome towel radiator.

OUTSIDE

FRONT APPROACH

The front approach comprises of: entry via a gated access; steps leading to the front door; a hedgeline to the front boundary; a lawn space wrapping around the front and side of the property; a brick wall to the side boundary, and a gate leading to the rear garden.

REAR GARDEN

The rear garden comprises of: a large patio entertaining space; two lawn areas separated by some steps; a laid to stone area; a storage shed; flower beds, and shrubbery.



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: 3.65m x 3.05m (12' 0" x 10' 0")
- ✓ DINING AREA: 2.85m x 2.65m (9' 4" x 8' 8") (MAXIMUM MEASUREMENT)
- ✓ KITCHEN: 4.5m x 2.25m (14' 9" x 7' 5")
- UTILITY: 3.5m x 1.8m (11' 6" x 5' 11") (MAXIMUM MEASUREMENT)
- ✓ BEDROOM ONE: 3.55m x 3.7m (11' 8" x 12' 2") (MAXIMUM MEASUREMENT)
- ✓ BEDROOM TWO: 3.6m x 2.7m (11' 10" x 8' 10") (MAXIMUM MEASUREMENT)
- ✓ BEDROOM THREE: 2.78m x 2.29m (9' 1" x 7' 6")

And there's more...

- ✓ Riverside walks nearby
- ✓ No onward chain
- ✓ Close to local amenities