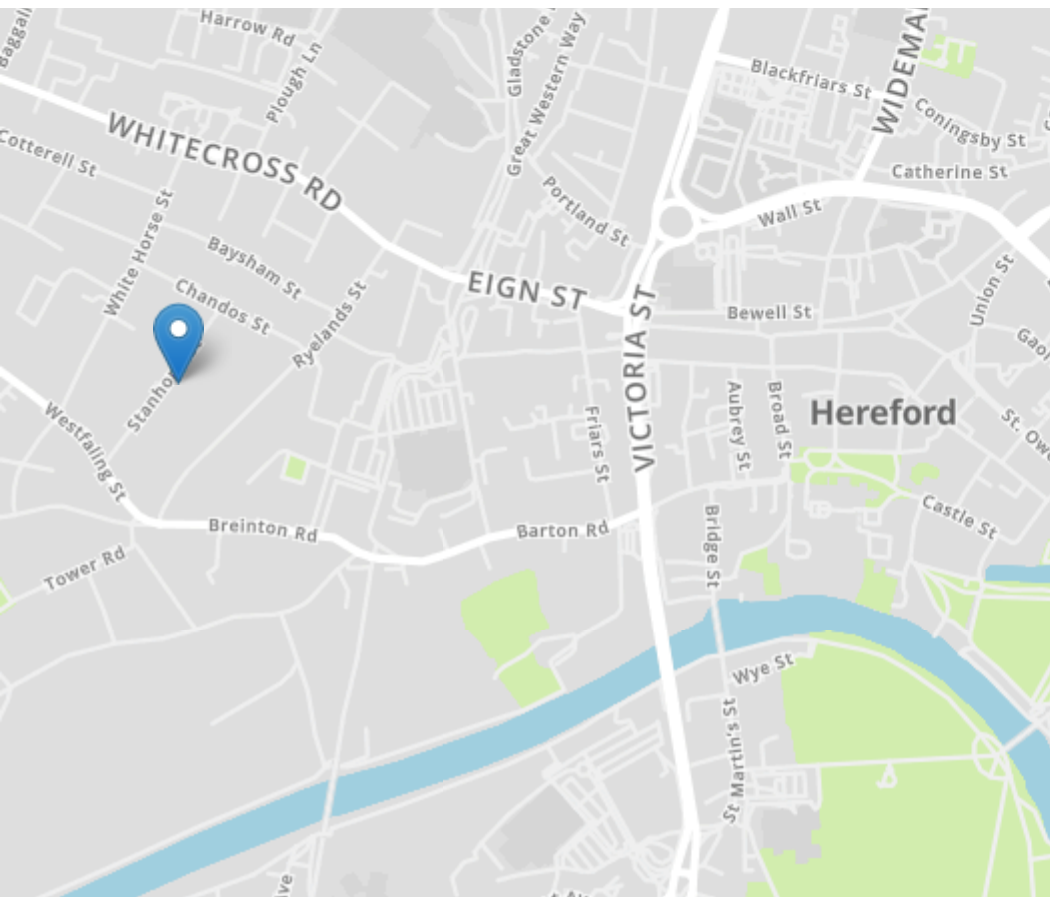




## DIRECTIONS

Proceed south on Victoria Street/A49 and turn left onto Barton Road, continue on Barton Road for approx. 0.3miles; continue onto Breinton Road for 0.2miles; bear slightly right onto Westfaling Street for approx. 380 ft; turn right onto Stanhope Street, then after approx. 0.1miles, the property will be on the right hand-side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///proper.novel.handle



## 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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		86
	66	
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.

45 Stanhope Street  
Hereford HR4 0HA

£250,000



• Two bedroom • Lean-to extension • Beautiful garden • Side access

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

This beautifully maintained, end of terrace property, was built in 1897 and was originally called Caradoc Villas. This two bedroom house benefits from, a lounge, a dining room, a kitchen room, a cloakroom, a lean-to extension - being used as a utility, two bedrooms, a bathroom, a cellar, a lovely garden, and a side access. 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 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.

## GROUND FLOOR

### ENTRANCE PORCH

The small entrance porch comprises of: entry via the door to the front elevation, with a window panel above; tiled flooring; a spotlight, and an internal wooden door with an obscure glass panel, leading to the lounge.

### LOUNGE

3.5m x 4.4m (11' 6" x 14' 5") (maximum - including recess and front bay window)

The lounge comprises of: a double glazed bay style window to the front elevation; carpet flooring; spotlights; power sockets; a television point; a telephone point; a feature open fire place within a chimney stack, and a central heating radiator. There is also an inner hall with a carpet runner going up the staircase leading to the first floor.

### DINING ROOM

3.5m x 4m (11' 6" x 13' 1") (maximum)

The dining room comprises of: exposed wooden floorboards; a ceiling light point; a feature open fireplace; an internal double glazed window to the rear elevation; power points; a

central heating radiator; a doorway giving access to a stairway leading to the cellar, and a doorway that leads to the kitchen.

### KITCHEN

4.5m x 2.2m (14' 9" x 7' 3")

The kitchen comprises of: a step down from the dining room entry; quarry tiled flooring; a ceiling light point; an internal double glazed window to the side elevation; a single glazed obscure glass door leading to the extension; double glazed French doors leading to the rear garden, with a double glazed panel to the side; wooden work surfaces over fitted base units; fitted wall units; a sink and drainer with one and a half bowl and a chrome mixer tap over; splash tiling; a four ring gas burner with a cooker hood over; an electric, chest height, double oven within a tower unit; space for a fridge freezer, and space for an additional fridge.

### LEAN-TO EXTENSION

3.25m x 1.25m (10' 8" x 4' 1")

The lean to extension comprises of: quarry tiled flooring; a single glazed window to the side elevation; a single glazed door to the side elevation, leading to the access pathway; space and plumbing for a washing machine; roll top work surfaces; a wall light point, and a door to the downstairs WC. This is space is currently being used a utility area.

### DOWNSTAIRS WC

The downstairs WC comprises of: a low level WC; a vanity wash hand basin with hot and cold taps over; splash tiling; a double glazed window to the rear elevation with obscured glass; the central heating boiler, and a wall light.

### CELLAR

### CELLAR

3.4m x 4.5m (11' 2" x 14' 9")

The cellar comprises of: access via a wooden staircase;

concrete flooring; a ceiling light point; power and light; the electrical consumer unit, and, the electrical and gas meters. The cellar has NOT been converted.

## FIRST FLOOR

### FIRST FLOOR LANING

The recently decorated landing comprises of: carpet flooring; a ceiling light point, and access to the bedrooms.

### BEDROOM ONE

3.5m x 4.2m (11' 6" x 13' 9")

Bedroom one comprises of: two steps up into the room from the landing; exposed wooden floorboards; a ceiling light point; a central heating radiator; power points; a television point; a double glazed window to the rear elevation, and a door leading to the bathroom.

### BEDROOM TWO

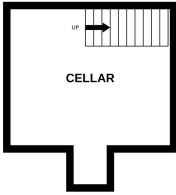
3.65m x 3.5m (12' 0" x 11' 6")

Bedroom two comprises of: two steps up into the room from the landing; carpet flooring; a ceiling light point; two double glazed windows to the front elevation; a television point; a central heating radiator; built in storage cupboard - in which there is a vanity wash hand basin, carpet flooring, and a feature spotlight (en-suite space potential), and loft access.

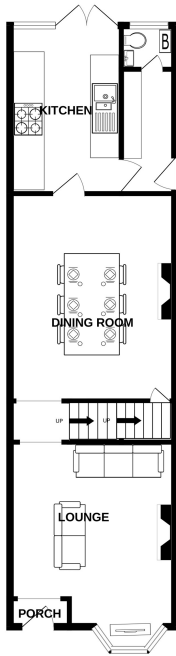
### BATHROOM

The bathroom comprises of: two steps down into the bathroom from bedroom one; tiled flooring; spotlights above; a double glazed window to the side elevation with obscured glass; a double glazed window to the rear elevation; a roll top bath with a chrome mixer tap over and a chrome shower attachment; a low level WC; a large shower cubicle with a glass swivel screen and an electric shower unit, and an airing cupboard with shelving and an electrical emerging heater.

BASEMENT

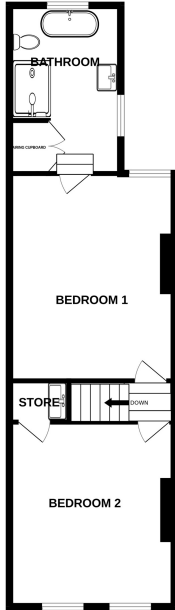


GROUND FLOOR



Made with Metropix ©2025

1ST FLOOR



## OUTSIDE

### FRONT APPROACH

The front approach comprises of: access via a gated entrance; slatted bed - front garden space surrounding the cellar hatch; a stone area, and a step leading up to the entrance porch via a timber glazed door.

### REAR GARDEN

The rear garden comprises of: access via double glazed French doors from the kitchen; a shared gated side access - to the rear garden and the utility; outdoor tap; a decked entertaining space; a step down to a small patio entertaining space, with laid stone surrounding; fencing maintaining the boundary; planted shrubbery and flowers; a concrete path; a lawn; multiple fruit trees; hedges; laid stones at the rear of the garden space; two planting beds; a greenhouse, and a storage shed sat on a concrete pad.



## 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: 3.5m x 4.4m (11' 6" x 14' 5") (maximum - including recess and front bay window)

✔ Dining Room: 3.5m x 4m (11' 6" x 13' 1") (maximum)

Kitchen: 4.5m x 2.2m (14' 9" x 7' 3")

✔ Lean-to Extension: 3.25m x 1.25m (10' 8" x 4' 1")

Cellar: 3.4m x 4.5m (11' 2" x 14' 9")

Bedroom One: 3.5m x 4.2m (11' 6" x 13' 9")

Bedroom Two: 3.65m x 3.5m (12' 0" x 11' 6")

## And there's more...

✔ Popular residential area

✔ Close to Hereford city

✔ Close to local amenities