



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All Mains Services Are Connected

**Outgoings**

**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

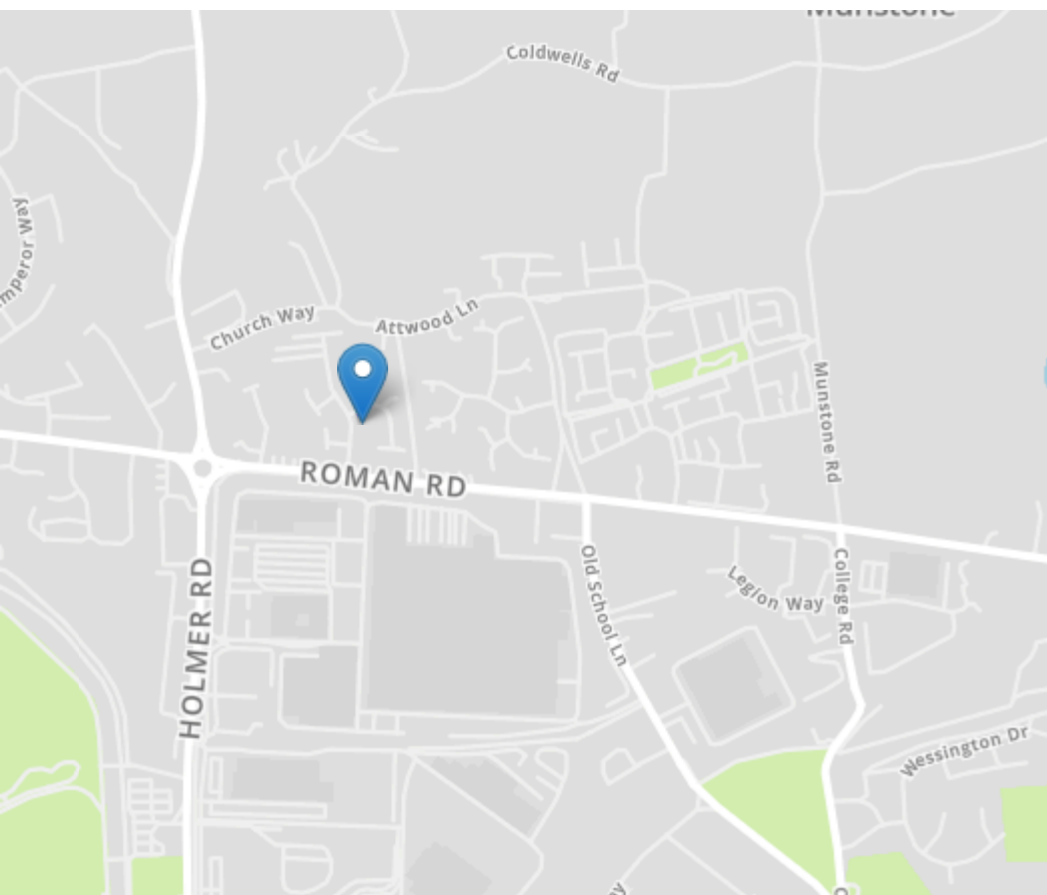
38 Cleeve Orchard  
Hereford HR1 1LF

**£400,000**



**DIRECTIONS**

From Greyfriars Bridge in Hereford City Centre proceed north and at the major roundabout take the first exit into Edgar Street. At the first mini roundabout take the first exit left and at the next mini roundabout take the second exit into Holmer Road. At the major roundabout take the third exit to the right into Roman Road. Take the second turning on the left into Cleeve Orchard, turn right at the next turning and Number 38 will be found on the left hand side with a Stooke Hill & Walshe For Sale Board.



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

EU Directive 2002/91/EC

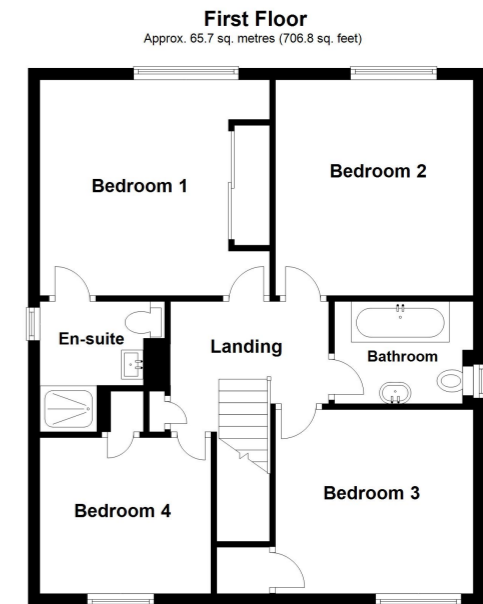
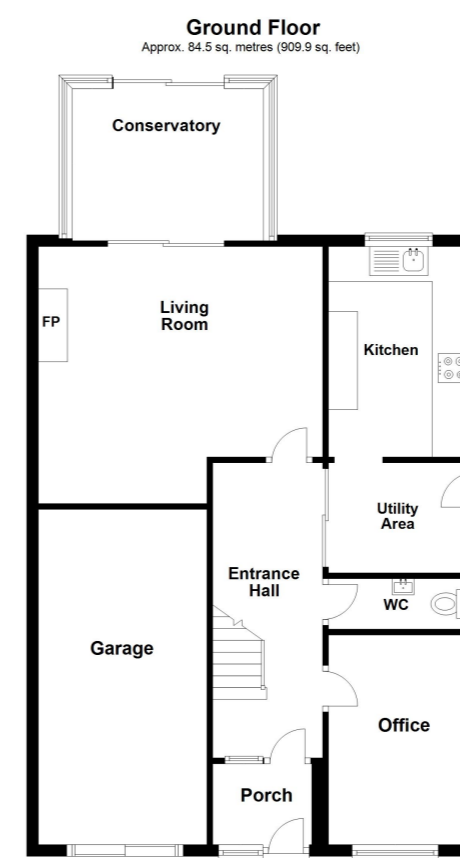
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



- Four Double Bedrooms • Integral Garage With Electric Door • Master En Suite • Recently Fitted Conservatory • Downstairs W/C

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 150.2 sq. metres (1616.7 sq. feet)

#### Entrance Porch

Entering through Composite door to the front elevation, double glazed obscured glass window to the front, carpet flooring, ceiling light point and additional door leading through to:

#### Entrance Hall

Allowing access to multiple rooms, the entrance hall has fitted carpet flooring, spot lights and large under stairs space for potential study / storage area.

#### Snug / Dining

2.380m x 2.5m (7' 10" x 8' 2")  
Double glazed window to the front elevation, central heating radiator, laminate flooring and wall lights.

#### Cloakroom

Double glazed window to the side elevation with obscured glass, lino flooring, low level w/c, wash hand basin, central heating radiator.

#### Utility Room

2.5m x 1.8m (8' 2" x 5' 11")  
Door to the side elevation, central heating towel radiator, large wall/base soft close door units, plumbing space for washing machine, plumbing and space for American style fridge freezer, large storage available, spot lights above and tiled

flooring that continues under arch way leading to:

#### Kitchen / Dining

6.3m x 2.39m (20' 8" x 7' 10")  
Double glazed window to the rear, wall / base units with roll top work surfaces over, 1 & 1/2 bowl sink / drainer, soft close doors, mixer + boiling tap, electric hob, double electric oven with cooker hood over, tiled flooring, ceiling light point and tiled flooring,

#### Lounge

5m x 4.4m (16' 5" x 14' 5")  
Large lounge, fitted carpet flooring, tv & tel points, large double glazed patio door to rear conservatory, Electric feature fireplace and central heating radiator.

#### Conservatory

3.5m x 2.9m (11' 6" x 9' 6")  
Built with part brick and UPVC, the conservatory was only fitted in Jan 2023. Double glazed windows to the rear and side elevations, power sockets and access view patio door into the rear garden.

#### First Floor Landing

Carpet Flooring, Airing Cupboard, Spot Lights and access to:

#### Bedroom One

3.7m x 3.92m (12' 2" x 12' 10")  
double glazed window to the rear elevation, fitted floor to ceiling wardrobes with feature lighting and mirror door, carpet flooring, ceiling light point and access via door to:

#### En Suite

2m x 1.5m (6' 7" x 4' 11")  
Modern En Suite with extended shower cubicle to standard, spot lights, towel radiator, wash hand basin, LED Light integral to fitted mirror with storage, extractor fan part tiling throughout.

#### Bedroom Two

3.7m x 3.5m (12' 2" x 11' 6")  
Carpet Flooring, Ceiling light point, Central Heating Radiator and double glazed window to the rear elevation.

#### Bedroom Three

3.5m x 3.2m (11' 6" x 10' 6")  
Double glazed window to the front elevation, built in wardrobe, carpet flooring, tv point and telephone point with ceiling light point above.

#### Bedroom Four

2.6m x 2.95m (8' 6" x 9' 8")  
Double glazed window to the front elevation, central heating radiator, built in storage cupboard,

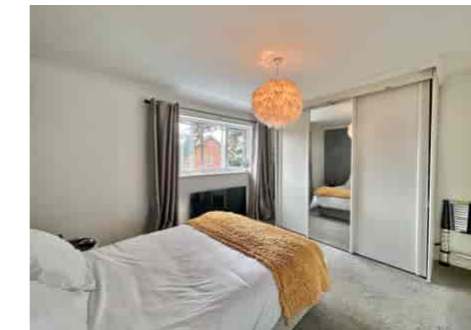
carpet flooring and ceiling light point.

#### Rear Garden

Paved pathway surrounding the conservatory creating a pathway leading to the decked entertaining area, the garden is low maintenance, including a artificial lawn area and water feature in the rear corner, there is also a 6 person Hot Tub that is negotiable with the sale, and further access down the side of the property leading to the front paved driveway.

#### Garage

The integral garage is accessed via the paved driveway to the front. There is an electric door, power and lighting in the garage. Also offering a fantastic further potential.



At a glance...  
And there's more...

#### 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.