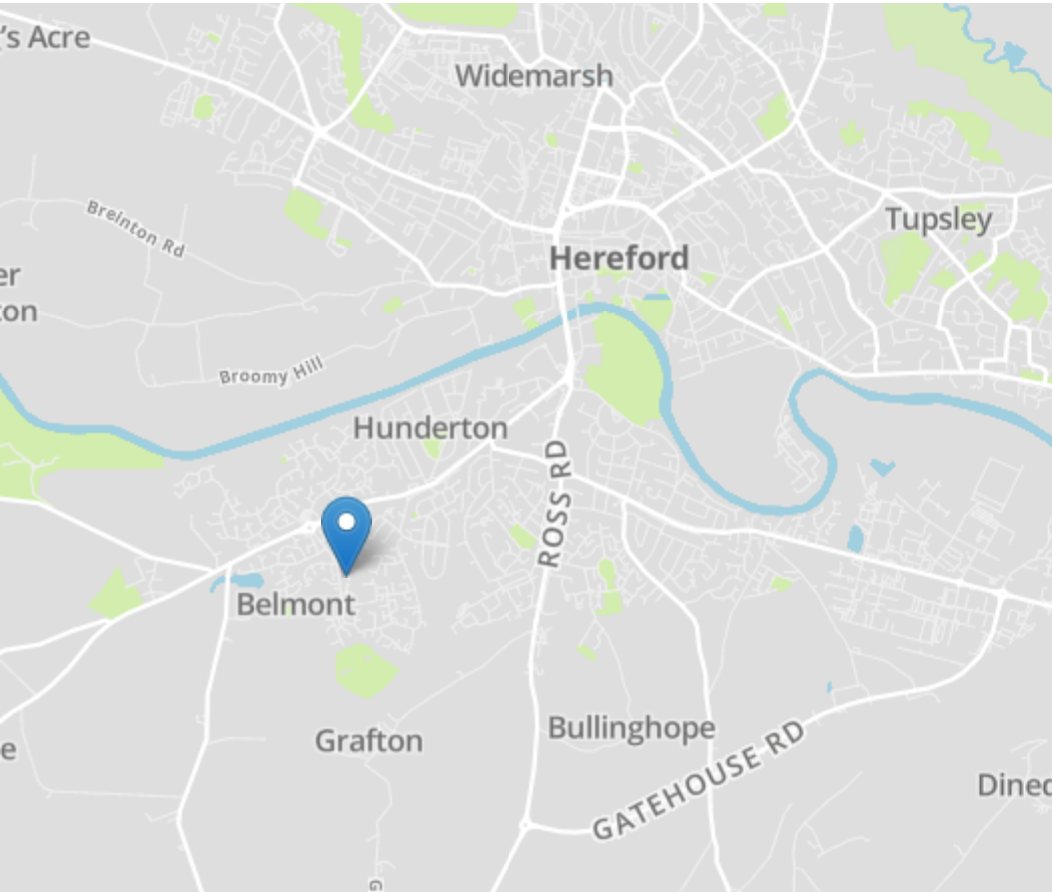




DIRECTIONS

Proceed south on Victoria Street/A49 for approx. 0.4miles; bear right onto Belmont Road/A465 and continue to follow the A465 for approx. 1.1miles; at the roundabout, take the first exit onto Southolme Road, and continue for approx. 0.1miles; at the roundabout, continue straight onto Waterfield Road for approx. 350ft, bear left to stay on Waterfield road, after approx. 40ft, the property will be on the left-hand side, as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///rapid.piper.stuck



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 | 73 | 86 |
| 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.

109 Waterfield Road
Hereford HR2 7EY

£215,000



• Three bedrooms • Shower Room • Playing fields behind property • Ideal family home

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This three bedroom mid-terraced property is an ideal family home, especially for those with young children. This property benefits from a downstairs WC, a kitchen/diner, a lounge, three bedrooms, a shower room, a garage, garden space, and playing fields directly behind the property itself. Nearby are a range of excellent amenities, including primary and secondary schools, shops, public houses, a large Asda, Tesco superstore, pharmacy, doctors, dental surgeries, also nearby field plus woodland walks and sports facilities are available at Hereford Leisure Centre with an indoor pool and gym. Having easy access to Hereford City Centre via bus routes, offering a variety of shops, bars, restaurants and amenities to include cinema, County Hospital and railway station.

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed front door; a double glazed window with obscure glass to the front elevation, within a panel; two ceiling light points; an understairs storage area/study space; the electrical consumer unit; a central heating radiator; lino flooring; ethernet points; power points, and a carpeted staircase leading to the first floor landing, with fitted storage to the side, that has a hanging rail and shelving.

DOWNSTAIRS W/C

The downstairs WC comprises of: lino flooring; a low level WC with low level flush; a double glazed window with obscure glass to the rear elevation; splash tiling, and a vanity wash hand basin with a chrome mixer tap over, soft close doors, as well as a wall mounted mirror above.

KITCHEN/DINER

The kitchen/diner comprises of: two double glazed windows to the rear elevation; a central heating radiator; lino flooring; a ceiling light point; a wealth of power points; a fitted kitchen with wall and base units; roll top work surfaces over the base units; space for a fridge-freezer; space for a gas oven and cooker hood over; space and plumbing for a washing machine; stainless steel sink and drainer with one and a half bowl and mixer tap over, and an opening through to the lounge.

LOUNGE

5.1m x 2.75m (16' 9" x 9' 0")

The lounge comprises of: carpet flooring; spotlights; a double glazed window to the front elevation; a central heating radiator; power points; a television point, and a telephone point.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: access via the carpeted stairs; two ceiling light points; fitted carpet; an airing cupboard, which has shelving within and houses the Worcester combi central heating boiler; loft access above, and access to the bedrooms and shower room.

BEDROOM ONE

4.2m x 3.3m (13' 9" x 10' 10")

Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; a television point; a telephone point, and power points.

BEDROOM TWO

4.75m x 2.6m (15' 7" x 8' 6")

Bedroom two comprises of: laminate flooring; power points; a television point; a double glazed window to the rear elevation; a central heating radiator, and a feature built-in split bed with a divider storage cabinet between.

BEDROOM THREE

2.45m x 3.5m (8' 0" x 11' 6")

Bedroom three comprises of: carpet flooring; a ceiling light point; a television point; power points; a central heating radiator, and a built-in bed over the stair bulkhead.

SHOWER ROOM

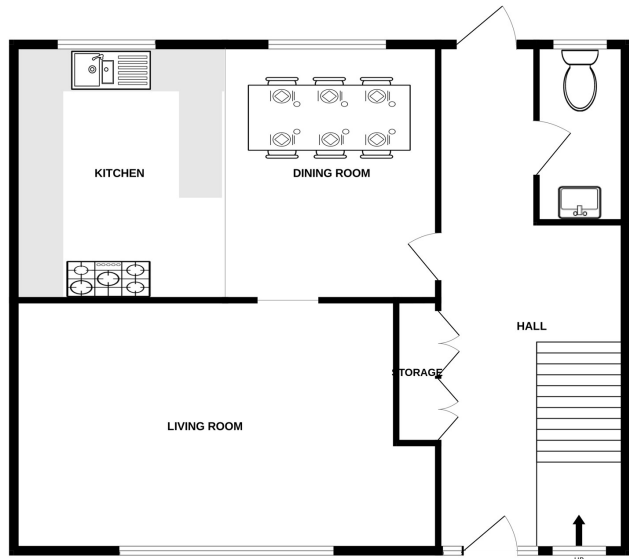
The shower room comprises of: a chrome towel radiator; a low level WC with a low level flush; a vanity wash hand basin with chrome mixer tap over, and soft close doors beneath; a corner shower cubicle with a chrome mains shower unit within, two shower heads, and a glass sliding door; extractor fan to the ceiling; a ceiling light point, and a double glazed window to the rear elevation with obscure glass.

OUTSIDE

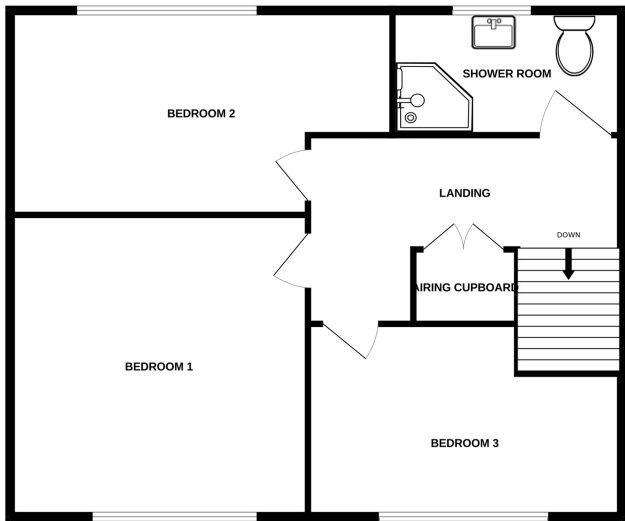
FRONT OF THE PROPERTY

The front of the property comprises of: a pavement that leads to a gated access; a concrete slab pathway and steps that lead to the front double glazed door; either side of the pathway there is low maintenance lawn space; hedging to the front giving privacy, and a slated flower bed.

GROUND FLOOR



1ST FLOOR



Made with Metropix ©2025

GARAGE

5m x 2.4m (16' 5" x 7' 10")

The garage comprises of: split space; entry via personal timber door to the rear of the garage, from the garden; wooden flooring on one side; concrete flooring on the other side; power and lighting; an extractor fan, and storage areas to the front and the rear of the garage. There is an up and over door to the front but there is no vehicle access as it has been blocked up, and it is primarily being used as storage.

REAR OF THE PROPERTY

The rear of the property comprises of: a south-east facing rear garden; a flower bed directly to the rear of the property; lawn space; a children's area which is primarily laid with bark, this is also being used as a seating area too; a timber constructed storage shed; outdoor power; outdoor tap; patio slabs; a flower bed; a tarmac pathway leading to a rear gated access; fencing on either side of the garden; a brick wall to the rear boundary, and a garage. To the rear of the property there is some on-street parking, and a large green space.



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: 5.1m x 2.75m (16' 9" x 9' 0")

Bedroom One: 4.2m x 3.3m (13' 9" x 10' 10")

Bedroom Two: 4.75m x 2.6m (15' 7" x 8' 6")

Bedroom Three: 2.45m x 3.5m (8' 0" x 11' 6")

Garage/Garden Room: 5m x 2.4m (16' 5" x 7' 10")

And there's more...

✔ Close to local amenities

✔ Ideal family home

✔ Low maintenance garden