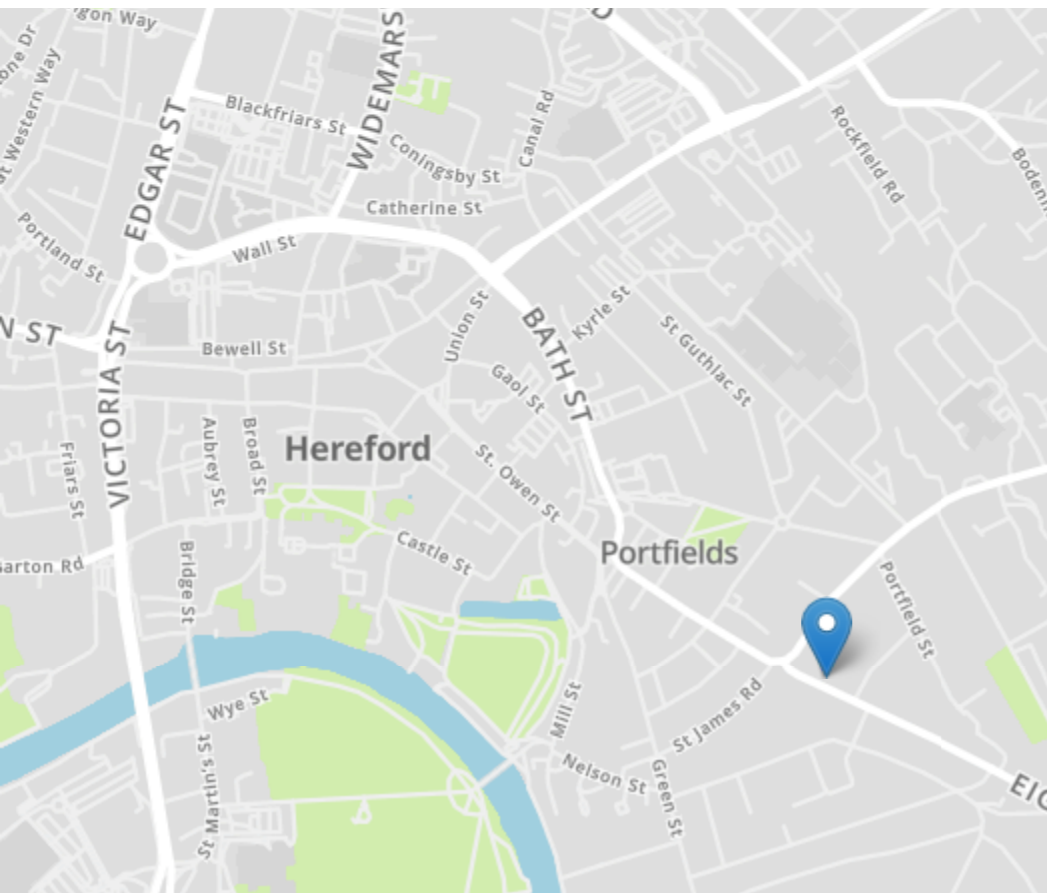




DIRECTIONS

From Hereford City proceed east onto A438 St Owen's Street, turning right onto Eign Road and the property can be found on the right hand side as indicated by the Stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///rats.slips.shaped



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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.

8 Eign Road
Hereford HR1 2RY

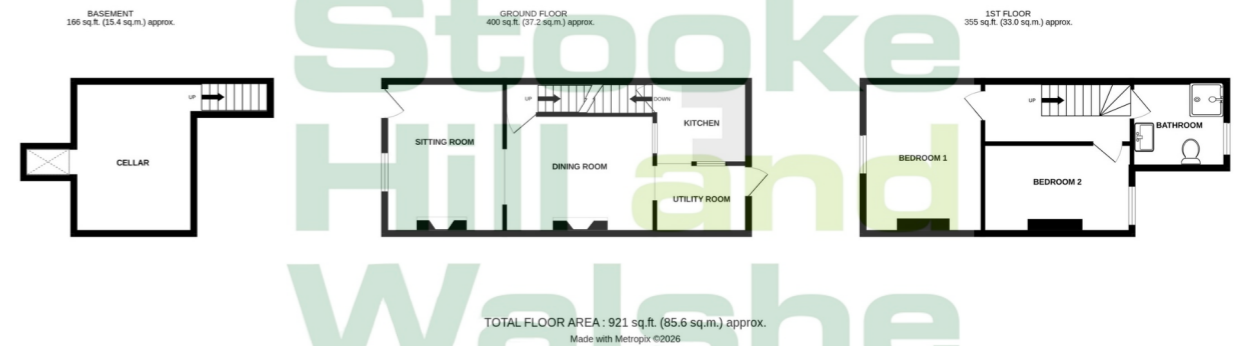
£220,000



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Popular residential location • Walking distance from City centre • Two bedrooms • Cellar

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Situated in a popular residential area and within walking distance of Hereford City, this beautifully presented two bedroom terraced property offers the following accommodation; a lounge, dining room, utility/lean-to, kitchen, cellar, two bedrooms, a family bathroom and rear garden. Eign Road is located to the east of Hereford City centre in the Portfields residential area, and within the locality there are a range of local amenities, but with Hereford being only walking distance away, offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

GROUND FLOOR

LOUNGE

3.13m x 4m (10' 3" x 13' 1") - MAXIMUM MEASUREMENT

The lounge comprises of: entry via a single glazed timber door to the front elevation; exposed wooden flooring; a ceiling light point; a double glazed sash-styled window to the front elevation with shutters; a central heating radiator; power points; a television point; a telephone point, and a blocked off chimney breast - a log burner or fire could be reinstated should a purchaser wish to.

DINING ROOM

3.92m x 3.15m (12' 10" x 10' 4") - MAXIMUM MEASUREMENT

The dining room comprises of: exposed wooden flooring; a ceiling light point; a log burning stove with a tiled hearth; fitted shelving; power points; an opening (window-sized) looking through into the kitchen, and a door leading to

the staircase/inner hall.

INNER HALL

The inner hall comprises of: fitted carpet, a wall light point, and the staircase with carpet runner, leading to the first floor landing.

UTILITY/LEAN-TO

2.55m x 1.57m (8' 4" x 5' 2")

The utility/lean-to comprises of: tiled flooring; a wall light point; a double glazed door to the rear elevation giving access to the garden; a double glazed window panel to the rear elevation; work surfaces over fitted base units; a drinks chiller, and an opening into the kitchen.

KITCHEN

2.32m x 2.4m (7' 7" x 7' 10") - MAXIMUM MEASUREMENT

The kitchen comprises of: tiled flooring; work surfaces over fitted base units; a single electric oven; a four-ring gas hob with feature LED lighting and cooker hood over; a sink with a chrome mixer over; a ceiling light point; power points, and a door way leading to a cellar.

BASEMENT

CELLAR

3.7m x 2.63m (12' 2" x 8' 8")

The cellar comprises of: entry via an exposed brick staircase; carpet flooring; a ceiling light point; power points; a central heating radiator, and steps to the double glazed velux window/fire exit giving access back out the front approach.

FIRST FLOOR

FIRST FLOOR LANDING

The first flooring landing comprises of: access via the staircase from the inner hall; carpet flooring; a ceiling light point, and loft access.

BEDROOM ONE

4m x 3.18m (13' 1" x 10' 5") - MAXIMUM MEASUREMENT

Bedroom one comprises of: exposed wooden floor boards; a ceiling light point; a double glazed sash-style window to the front elevation; a central heating radiator; power points, and a television point.

BEDROOM TWO

4m x 2.36m (13' 1" x 7' 9") - MAXIMUM MEASUREMENT

Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed sash-style window to the front elevation; a central heating radiator; power points, and fitted storage/airing cupboard, housing the combi boiler.

BATHROOM

The bathroom comprises of: tiled flooring; a ceiling light point; a wash hand basin with fitted vanity storage; a low level WC; a double glazed window to the rear elevation with obscured glass; and, a bath with tiled surround, mains shower unit, mixer tap with shower attachment over, and swivel screen to the side.

OUTSIDE

FRONT APPROACH

The front approach comprises of: gated access, a brick wall maintaining the front boundary, and some storage space for bins, etc.

REAR GARDEN

The rear garden comprises of: an out building; a concrete seating area; a wall light point; a log store; an outdoor WC; steps leading to the lawn space; a concrete path leading to the rear of the garden; a patio seating area; flower beds; fencing maintaining the left boundary; shrubbery maintaining the right boundary; a timber gate providing access to a large planting bed, a further patio seating area; and a brick wall maintaining the rear boundary.

OUTBUILDING

1.35m x 1.55m (4' 5" x 5' 1")

The outbuilding in the rear garden comprises of: space and plumbing for a washing machine; power points; tiled flooring, a single glazed window to the rear elevation, and a wall light point.

OUTDOOR WC

The outdoor WC comprises of, a door providing access, a low level WC with a high level flush, and a ceiling light point.



At a glance...

- LOUNGE: 3.13m x 4m (10' 3" x 13' 1") - MAXIMUM MEASUREMENT
- DINING ROOM: 3.92m x 3.15m (12' 10" x 10' 4") - MAXIMUM MEASUREMENT
- UTILITY/LEAN-TO: 2.55m x 1.57m (8' 4" x 5' 2")
- KITCHEN: 2.32m x 2.4m (7' 7" x 7' 10") - MAXIMUM MEASUREMENT
- CELLAR: 3.7m x 2.63m (12' 2" x 8' 8")
- BEDROOM ONE: 4m x 3.18m (13' 1" x 10' 5") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 4m x 2.36m (13' 1" x 7' 9") - MAXIMUM MEASUREMENT
- OUTBUILDING: 1.35m x 1.55m (4' 5" x 5' 1")

And there's more...

- Close to local amenities
- Walking distance to City
- Popular residential location

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.