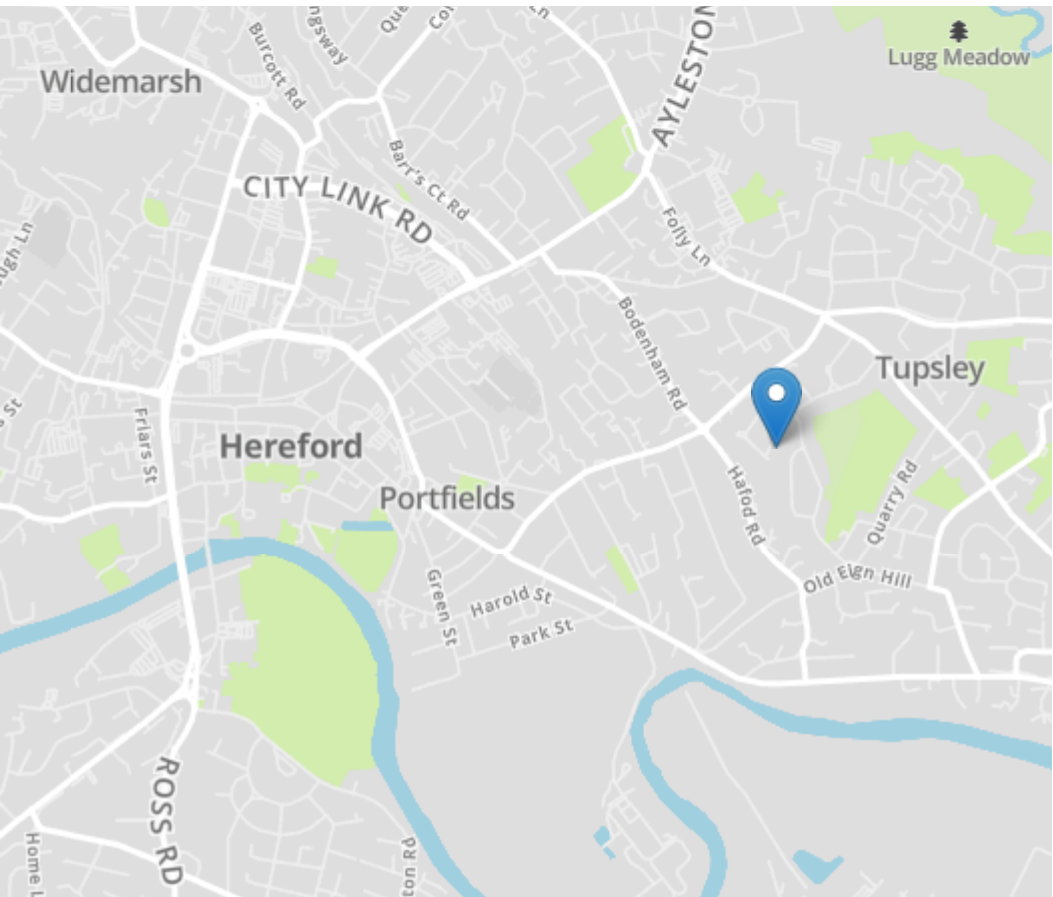




DIRECTIONS

Proceed east onto onto A438 St Owens Street, which in turn leads onto Ledbury Road, carry straight over (2nd exit) at the roundabout, turn right onto Quarry Road, and right onto Underhill Road where the property can be found on the left hand side as indicated by Stooke, Hill and Walshe For Sale Board. For those who use 'What3words'///front.many.deck



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax Band 'C'

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	67	77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	77
(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.

66 Underhill Road
Hereford HR1 1SZ

£289,950



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Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

A spacious three-bedroom semi-detached bungalow located just one mile east of the city centre, offering elevated views towards the city and historic Cathedral. Comprising gas central heating, sitting room, kitchen, 3 bedrooms, attic room, shower room, carport, off road parking and gardens.

No onward chain.

Situated just one mile east of Hereford city centre in the sought-after Tupsley area, this bungalow enjoys a prime position off Ledbury Road and boasts elevated views back across the city.

Local amenities are close at hand, including shops, a pub, takeaway, and dentist, while schools, the County Hospital, train station, and Quarry play park are also within easy reach.

The vibrant city centre offers a wide selection of shops, bars, restaurants, and modern facilities.

In more detail the property comprises:

Double glazed security front door leads to:

Reception Hall

Having radiator, store cupboard, and radiator.

Part glazed door to:

Sitting Room

3.65m x 4.45m (12' 0" x 14' 7")

With feature fireplace with coal effect gas fire, large panelled radiator, wall light points, and double glazed window with outlook to the front towards Hereford City and the countryside beyond.

Inner Hallway

With store cupboard, access to the roof space which has been partly converted, currently being used as storage, having a pull down ladder as access and dormer window, and this could be converted subject to the necessary building regulations, if so desired. Multi glazed hardwood door leads to:

Kitchen

2.80m x 2.80m (9' 2" x 9' 2")

With a modern range of cream units, comprising 1.5 enamelled bowl sink with mixer taps and storage beneath, space and plumbing for washing machine to the side, space and plumbing for half size dishwasher, range of laminated working surfaces, with cupboards below, space for cooker, range of eye level storage cupboards with open fronted display area, tiled surround to working surfaces, ceramic tiled floor, part glazed door giving access to outside where there is a large carport and also access to the front and rear of the property. Door to:

Bedroom 1

4.50m x 3.17m (14' 9" x 10' 5")

With a large double built-in storage cupboard/wardrobe with shelving, further cupboard,/linen cupboard with slatted shelving, large panelled radiator, power points, and double glazed window with pleasant outlook to the rear garden and beyond.

Bedroom 2/Second Sitting Room

3.20m x 3.04m (10' 6" x 10' 0")

With radiator, power points, ceramic floor, and sliding patio doors leading out to the patio and the rear garden.

Access from the main reception hall leads to:

Bedroom 3

2.63m x 3.08m (8' 8" x 10' 1")

With radiator, power points, and double glazed window with outlook to the front.

Shower Room

With suite comprising pedestal wash hand basin, low flush WC, large walk-in fully tiled double shower cubicle with Mira Sprint electric shower and folding glazed doors, radiator, fitted medicine cabinet over, and two windows providing ample light.

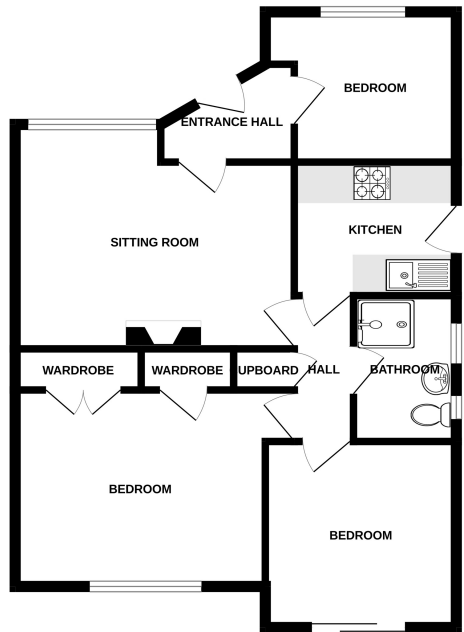
As previously mentioned briefly before a pull down ladder from the inner hallway leads to:

Attic Room

4.11m x 3.96m (13' 6" x 13' 0")

Currently being used for storage, but is suitable and been converted for an occasional room, as mentioned before it is accessed via a loft ladder, having eaves storage, large wardrobe housing the Worcester wall mounted gas fired combination boiler serving domestic hot water, central heating and with ample storage to the side, also as previously mentioned, has a dormer window with elevated views across Hereford City and beyond.

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 sq.m.) approx.
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OUTSIDE

The property is approached from the front over a bricked herringbone driveway leading onto a large double covered carport which leads down the side of the bungalow. To the front of the property there is an attractive lawned garden with bricked pathway leading up to the front door, with an attractive hard landscaped slate area to one side. At the rear, there is a full length patio area which is the full width of the property, and from here stepping up to a further sun terrace and BBQ area. Beyond here, at one end, there are two useful store sheds, and a further path leads to the rear garden, where there is an ideal storage area, covered seating , which is split from the formal garden with mature trees, and hedging including silver birch.



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...

✓ Living Room 3.65m x 4.45m (12' 0" x 14' 7")

Kitchen 2.80m x 2.80m (9' 2" x 9' 2")

✓ Bedroom 1. 4.50m x 3.17m (14' 9" x 10' 5")

Bedroom 2/Second Sitting Room 3.20m x 3.04m (10' 6" x 10' 0")

✓ Bedroom 3. 2.63m x 3.08m (8' 8" x 10' 1")

Attic Room 4.11m x 3.96m (13' 6" x 13' 0")

And there's more...

✓ Popular residential area

✓ Close to local amenities