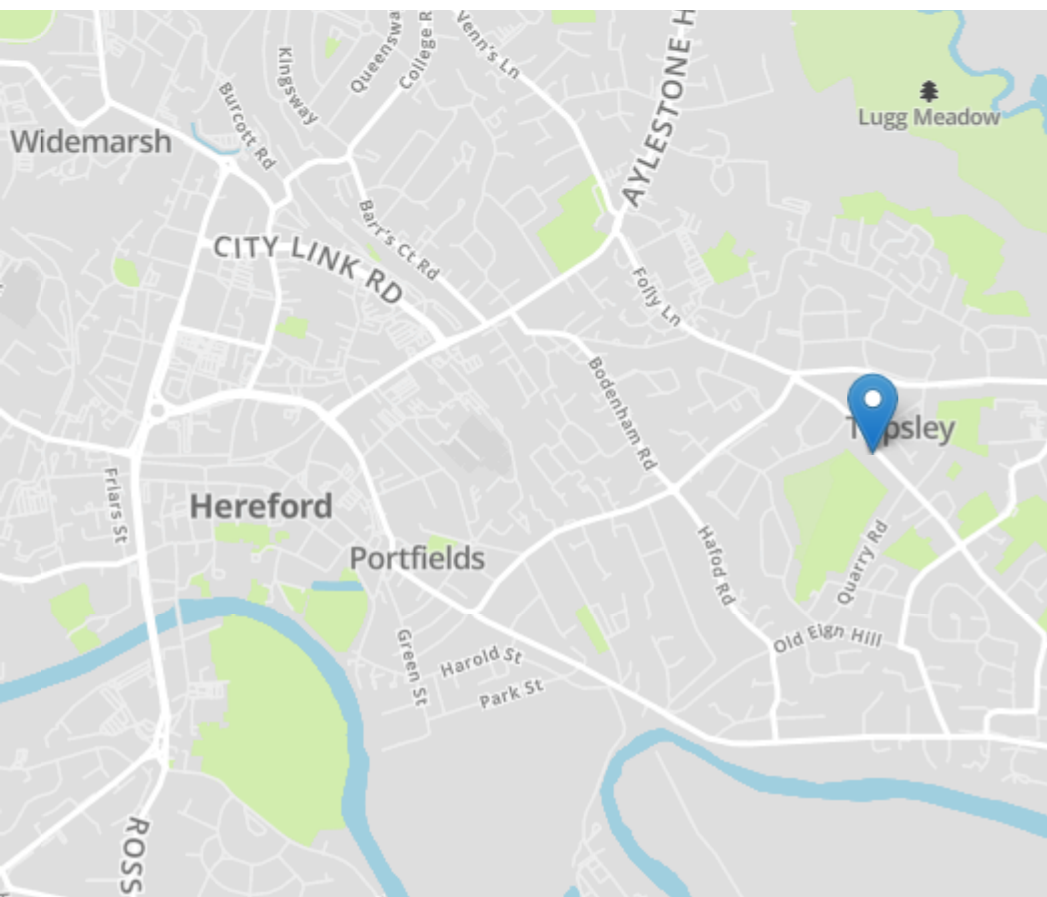




**DIRECTIONS**

Proceed north on Victoria Street/A49; at the roundabout, take the 2nd exit onto Newmarket Street/A438, continue for approx. 0.7miles; turn left onto St Owen's Street/A438 for approx. 0.9miles; turn right onto Church Road, in approx 0.2miles, 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: ///crab.couple.com



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected

**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+)                                       | <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>        |          | 56      | 82        |

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.

58 Church Road  
Hereford HR1 1RS

**£275,000**

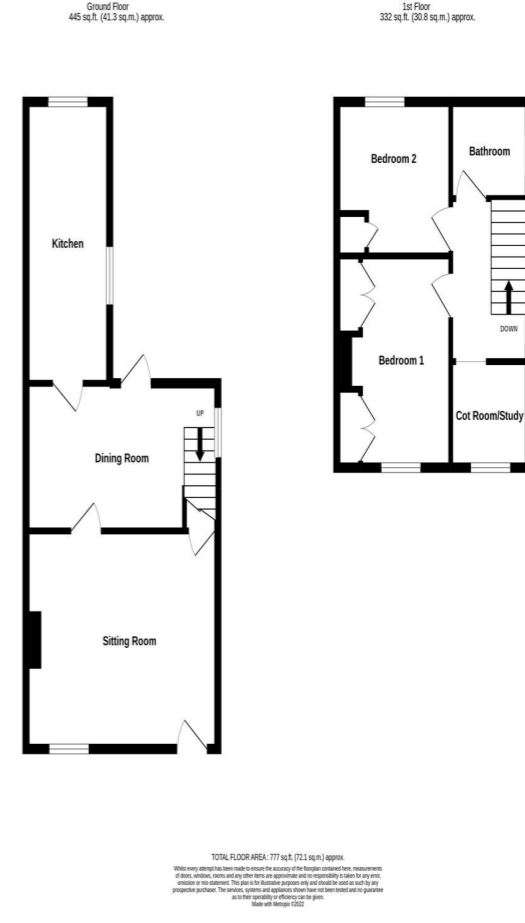


• Lagre Garden • Off road parking • Two bedrooms • Summer house • Shower Room

Hereford 01432 343477

Ledbury 01531 631177





**OVERVIEW**

This period end of terrace house benefits from: a lounge; a dining space/snug; a kitchen; two bedrooms; a dressing room that could be used as a nursery; a shower room; large garden space; a garage, and a summer house. Close to the property there is a host of amenities which makes it conveniently located in a well established and highly sought-after residential area approximately 1.5 miles East of the Cathedral City of Hereford. Local amenities include various shops, public house, bus service, doctor's surgery, primary and secondary schools and the property is well placed for access to Hereford's further education colleges (Sixth Form Art & Technical).

**GROUND FLOOR**

**Lounge**

5m x 3.8m (16' 5" x 12' 6")  
 We enter via a double glazed door to the front elevation into the lounge in which has previously has a hallway knocked down to make a larger space.  
 The lounge comprises of: exposed wooden floorboards; central heating radiator; log burning stove within a brick chimney breast; double glazed window to the front elevation; fitted storage within the recess of the chimney stack; understairs storage cupboard; two ceiling light points; television point; telephone point, and a latched door through to the dining space/snug.

**Dining Space/Snug**

4.9m x 2.5m (16' 1" x 8' 2")  
 The dining space/snug comprises of: tiled flooring; two ceiling light points; a central heating radiator; double glazed window to the side elevation; double glazed window to the rear elevation; double glazed door to the rear elevation; television point; staircase leading to first floor with fitted carpet, and a sliding door through to the kitchen.

**Kitchen**

4m x 2.25m (13' 1" x 7' 5")  
 This is a recently fitted magnet kitchen, approx. 18 months ago. It comprises of: soft close doors and drawers to fitted wall and base units; integrated appliances to include: chest-height double BEKO oven, a four ring Zanussi induction hob, with Zanussi cooker hood over, a fridge-freezer, BEKO washing machine, slimline BEKO dishwasher; work surfaces over base units; sink and drainer with one bowl and mixer tap over; double glazed window to the side elevation; a ceiling light point; space for two bar stools in breakfast/seating area, and LED feature lighting underneath the wall units.

**FIRST FLOOR**

**First Floor Landing**

The landing comprises of: fitted carpet; double glazed window to the side elevation; a ceiling light point, and a storage cupboard just off of the landing.

**Master Bedroom**

3.5m x 2.6m (11' 6" x 8' 6")  
 The master bedroom comprises of: fitted carpet; a ceiling light point; double glazed window to the front elevation; fitted storage/wardrobes either side of the chimney breast; central heating radiator; loft access, and exposed wooden beams.

**Bedroom Two**

2.8m x 3.25m (9' 2" x 10' 8")  
 Bedroom two comprises of: a central heating radiator; carpet flooring; a ceiling light point; double glazed window to the rear elevation; exposed wooden beams, and an airing cupboard in the corner of the room, which houses the central heating boiler, and some storage space.

**Dressing Room**

1.85m x 1.8m (6' 1" x 5' 11")  
 The dressing room comprises of: exposed wooden flooring; exposed wooden beams; a ceiling light point; central heating

radiator; double glazed window to the front elevation; an internet point, and power points. This room could be used as a nursery.

**Shower Room**

The shower room comprises of: a ceiling light point; lino flooring; double glazed window to the side elevation with obscure glass; a chrome towel radiator; a low level WC; exposed wooden beams; a shower cubicle with mains shower unit, tiled walls, and a glass swivel screen, feature wash hand basin with chrome mixer tap over and fitted vanity space beneath.

**OUTSIDE**

**Front Garden**

The front garden comprises of: tiles leading to front door; slatted bed towards the front of the property - low maintenance; shrubbery; potted plants; a brick wall creating a boundary between the front garden and the path; down the side, there are some patio slabs, and a raised flower bed, leading down the side passage to a latched gate, giving access to the rear garden.

**Rear Garden**

The rear garden comprises of: courtyard space; side access from the front; indian sandstone as the patio; storage area; fencing surrounding the boundary; access via the double glazed door, into the dining space; an additional wooden gate that opens out onto a shared access road; on the other side of the shared access road, there is a further separate south-facing garden space; an outdoor tap on the outside of the garage; off road parking available for two+ vehicles; through another gate, there is a larger garden space where there is a decked seating area to the rear of the garage, lawn surrounded by raised flower beds, a concrete path, fencing either side, a summer house/storage area, further patio/entertaining space, and a right of access via the neighbours garden leading directly to the quarry.

**Summer House/Storage Space**

The summer house comprises of: timber framing/construction; a flat roof; stable-style pine door; power and lighting; a single glazed window to the front elevation; a concrete pad beneath, and lots of further potential.

**Garage**

8.5m x 2.6m (27' 11" x 8' 6")  
 The garage comprises of: two up and over doors, one at the front and one at the rear; a timber framed door to the side elevation; a single glazed window to the front elevation; power and lighting; a separate consumer unit within the garage, and an insulated pitched roof.



**At a glance...**

- Lounge: 5m x 3.8m (16' 5" x 12' 6")
- Dining Space/Snug: 4.9m x 2.5m (16' 1" x 8' 2")
- Kitchen: 4m x 2.25m (13' 1" x 7' 5")
- Master Bedroom: 3.5m x 2.6m (11' 6" x 8' 6")
- Bedroom Two: 2.8m x 3.25m (9' 2" x 10' 8")
- Dressing Room: 1.85m x 1.8m (6' 1" x 5' 11")
- Garage: 8.5m x 2.6m (27' 11" x 8' 6")

**And there's more...**

- Popular residential area
- Close to local amenities
- Commutable east City 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.