



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

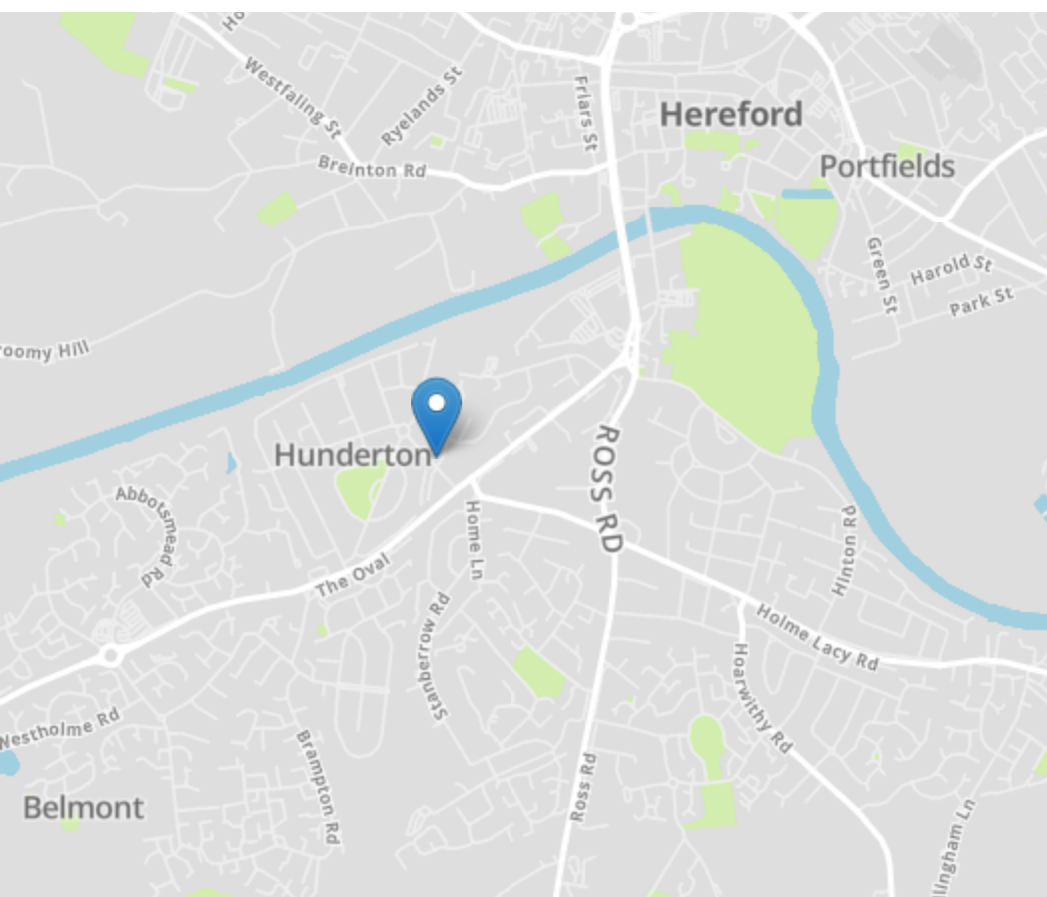
1 Hunderton Avenue
Hereford HR2 7AB

£204,950



DIRECTIONS

From Hereford City proceed south onto A49 and using the two right lanes towards Belmont Road A465, approximately 0.5 miles turn right onto Hunderton Road and right onto Hunderton Avenue and the new build properties can be found on left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///Groups.laying.piles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	68
(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.



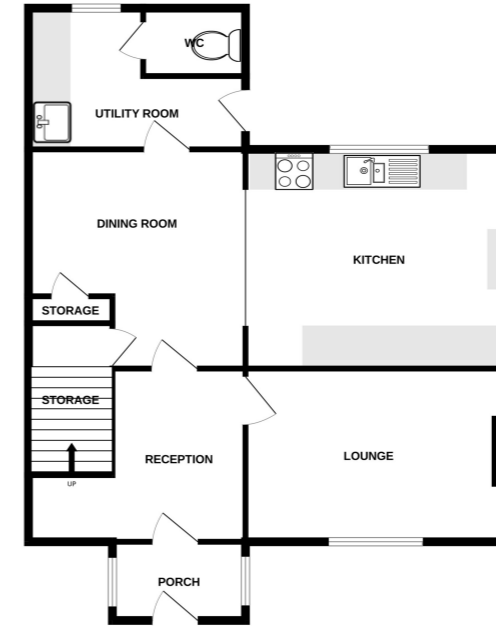
• No onward chain • 3 bed extended semi detached house • In need of cosmetic updating internally

Hereford 01432 343477

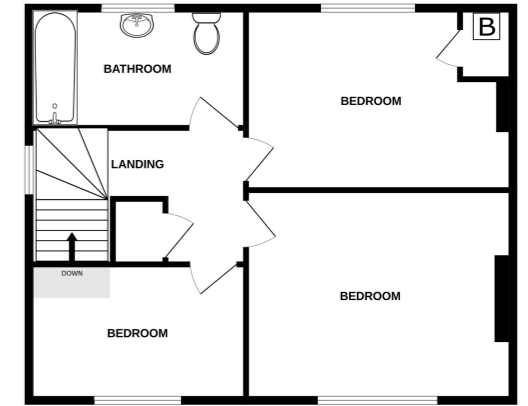
Ledbury 01531 631177



GROUND FLOOR



1ST FLOOR



Made with Metropix ©2024

OVERVIEW

Three bedroomed extended semi detached house in need of cosmetic updating internally, comprising double glazing, gas central heating, entrance porch, entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, 3 bedrooms, bathroom, landscaping to both the gardens and off road parking.

No onward chain. Situated within walking distance from Hereford City this property offers ideal accommodation for a couple or investment purchaser. Local amenities nearby include supermarkets, schools, church, public house, leisure facilities, walks along the River Wye and a regular bus service to the City.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Extended Pitched Entrance Porch

Recently extended, with double glazed window to the side elevation, this entrance porch is just plaster boarded and does need to be plastered, and having a concrete floor.

Double glazed door leads to:

Entrance Hall

Being of a good size and comprises: ceiling light point, radiator, and laminate flooring.

Lounge

3.3m x 3.4m (10' 10" x 11' 2")
With chimney breast, a wealth of power sockets, TV and telephone point, ceiling light point, radiator, and double glazed window to the front elevation.

Dining Room

3.7m x 2.6m (12' 2" x 8' 6")

With under stairs storage cupboard with shelving and houses the electrical consumer unit, another additional under stairs storage cupboard creating a full length storage under the whole stairs, laminate flooring, ceiling light point above, radiator and power points. Opening through to:

Kitchen

3.5m x 3.4m (11' 6" x 11' 2")
With fitted wall and base units, roll top working surfaces over, freestanding dishwasher, chest height Indesit electric double oven, electric hob and hood over, wealth of power sockets, ceiling light, 1.5 bowl stainless steel sink and drainer, hot and cold tap over, and double glazed window to the rear elevation.
From the dining room a door leads to:

Utility Room

3.0m x 2.3m (9' 10" x 7' 7")
This is an extension, with working surface with fitted base unit, mixer tap over stainless steel bowl, spot light points, tiled flooring, double glazed window to the rear elevation and double glazed door to the side elevation to rear garden.
Further door leads to:

Downstairs WC

With low level WC, tiled floor and spot light above.

From the entrance hall stairs with fitted carpet leads to:

FIRST FLOOR

Landing

With double glazed window to the side elevation, storage area/shelving above the staircase, ceiling light point, carpet flooring and storage cupboard.

Bedroom 1

3.5m x 4.5m (11' 6" x 14' 9")
With carpet flooring, ceiling light point, double glazed window to the front elevation, and radiator.

Bedroom 2

3.5m x 3.6m (11' 6" x 11' 10")
With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, and airing cupboard housing the central heating Glow Worm combi boiler, and radiator.

Bedroom 3

2.5m x 2.6m (8' 2" x 8' 6")
With ceiling light point, double glazed window to the front elevation, radiator, fitted carpet, and stair bulk head.

Bathroom

With tiled floor, double glazed window to the rear elevation with obscured glass, radiator, low level WC, wash hand basin with hot and cold tap over, fitted bath with hot and cold tap over, tiling surrounding the bath and Mira mains shower.

OUTSIDE

The property is approached over a tarmacadamed driveway with parking for 2 vehicles and has a dropped curb, and from here there is a pathway accessing the side. Exiting out through the double glazed door from the utility room which leads onto the rear garden patio seating area, with the patio wrapping around the property from the side access, and from here steps lead up to another patio area which is stone/tile area and from here there is a storage shed, and an area that would be ideal for a hot tub, with a pergola with power and corrugated sheets for a roof. The rear garden has artificial grass with shrubs and trees. A brick and cladded constructed summer house and there is outdoor lighting, outdoor power.

Summerhouse Room

2.3m x 3.5m (7' 7" x 11' 6")
Stepping through double glazed french doors, insulated, but currently no fitted flooring, spot lights over, separate consumer unit/fuse box, power and lighting.
Double glaze door through to:

Attached Brick Storage Shed

3.4m x 2.4m (11' 2" x 7' 10")
No fitted flooring, shelving power, lighting, with exterior cladding and wooden construction.



At a glance...

- Lounge 3.3m x 3.4m (10' 10" x 11' 2")
- Dining Room 3.7m x 2.6m (12' 2" x 8' 6")
- Kitchen 3.5m x 3.4m (11' 6" x 11' 2")
- Utility 3.0m x 2.3m (9' 10" x 7' 7")
- Bedroom 1. 3.5m x 4.5m (11' 6" x 14' 9")
- Bedroom 2. 3.5m x 3.6m (11' 6" x 11' 10")
- Bedroom 3. 2.5m x 2.6m (8' 2" x 8' 6")
- Summer Room/Outhouse 2.3m x 3.5m (7' 7" x 11' 6")
- Brick Storage Shed 3.4m x 2.4m (11' 2" x 7' 10")

And there's more...

- Close to local amenities
- Walking distance to Hereford City

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.