



39 Walnut Tree Avenue
Walnut Tree Ave, HR2 Hereford HR2 7JU

£265,000



GENERAL INFORMATION

Tenure

Freehold

Services

All main services

Outgoings

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.

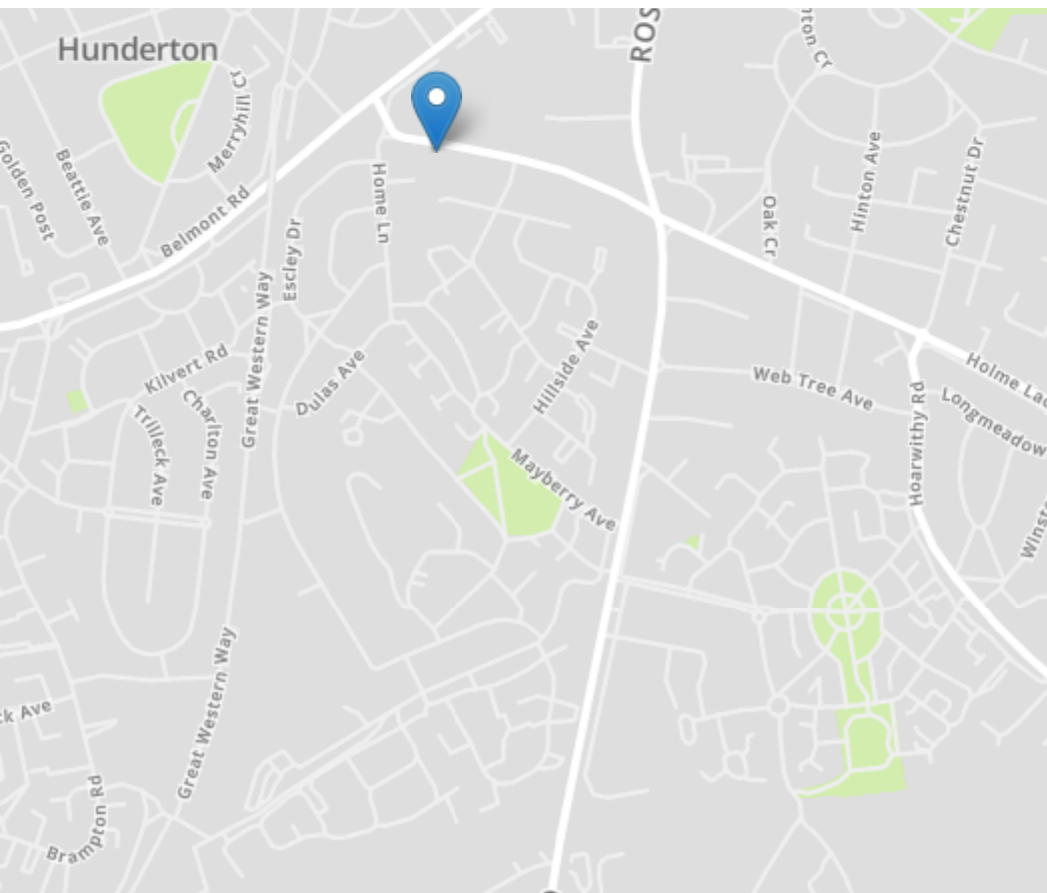
Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

DIRECTIONS

Proceed along Belmont Road (A465). Take the first turning left into Walnut Tree Avenue where the property will be found on the right hand side as indicated by the Agent's For Sale board.



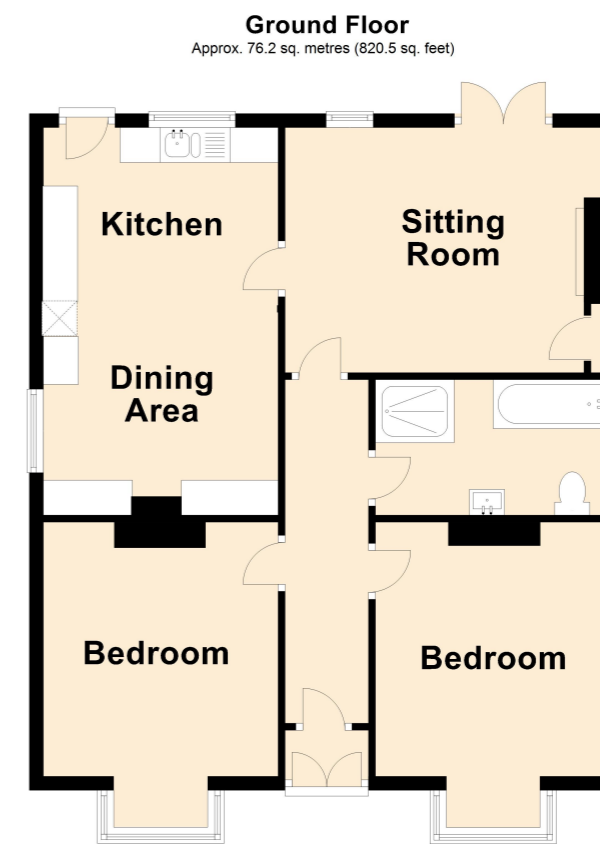
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

• Detached Bungalow • Corner plot position • Off road parking • Detached garage at the rear

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 76.2 sq. metres (820.5 sq. feet)

GROUND FLOOR

Entrance Porch

Accessed from the front via arched double doors with front door leading to:

Entrance Hall

with radiator, smoke alarm, loft access hatch, telephone point and central heating thermostat. Door to:

Lounge

4.65m x 3.70m (15' 3" x 12' 2") with uPVC double doors opening on to the rear garden, coal effect gas fire with marble hearth and wooden mantle over, built-in cupboard housing the Worcester gas fired central heating boiler, uPVC double glazed doors to rear, power points, T.V. aerial point, telephone point.

Kitchen/Dining Room

3.30m x 5.80m (10' 10" x 19' 0") A

large room with a matching range of Oak wall and base units with granite working surfaces over, 4 ring integrated NEFF hob with stainless steel extractor canopy above, New World gas oven and grill, integrated 1.5 bowl stainless steel sink unit with mixer tap and drainer, uPVC double glazed windows to rear and side, door to rear, radiators, wooden flooring, power points, T.V. aerial point, space for fridge and for washing machine.

Bedroom 1

4.40m (into bay) x 3.30m (14' 5" into bay x 10' 10") with uPVC double glazed bay window to front, two radiators, power points.

Bedroom 2

4.50m (into bay) x 3.30m (14' 9" into bay x 10' 10") with uPVC double glazed bay window to front, two radiators, power points.

Bathroom

with large shower cubicle, separate panelled bath, low flush W.C., wash hand basin with tiled splash-back and storage below, double glazed window to side elevation.

OUTSIDE

Gardens

The property can be accessed from Hazel Grove via double wooden gates over a driveway leading to the garage and by separate gated pedestrian entrance to the side. Further access over a tarmac driveway from Walnut Tree Avenue providing off-road parking for several vehicles.

The front and side gardens are predominantly laid to lawn bordered by mature hedging. To the rear of the property, a large decked area leading directly off the lounge

provides space for outdoor seating with a further lawned area, flower and shrubbery borders and a large garden shed.

Detached Garage

3.00m x 5.20m (9' 10" x 17' 1") with up and over door, power and lighting, built-in cupboards with shelving, window and door to side.



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...

- Kitchen/Dining Room 3.30m x 5.80m (10' 10" x 19' 0")
- Lounge 4.65m x 3.70m (15' 3" x 12' 2")
- Bedroom 1 4.40m (into bay) x 3.30m (14' 5" into bay x 10' 10")
- Bedroom 2 4.50m (into bay) x 3.30m (14' 9" into bay x 10' 10")

And there's more...

- Detached garage
- Large garden shed
- Attractive gardens
- Gas fired central heating & uPVC double glazing