



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

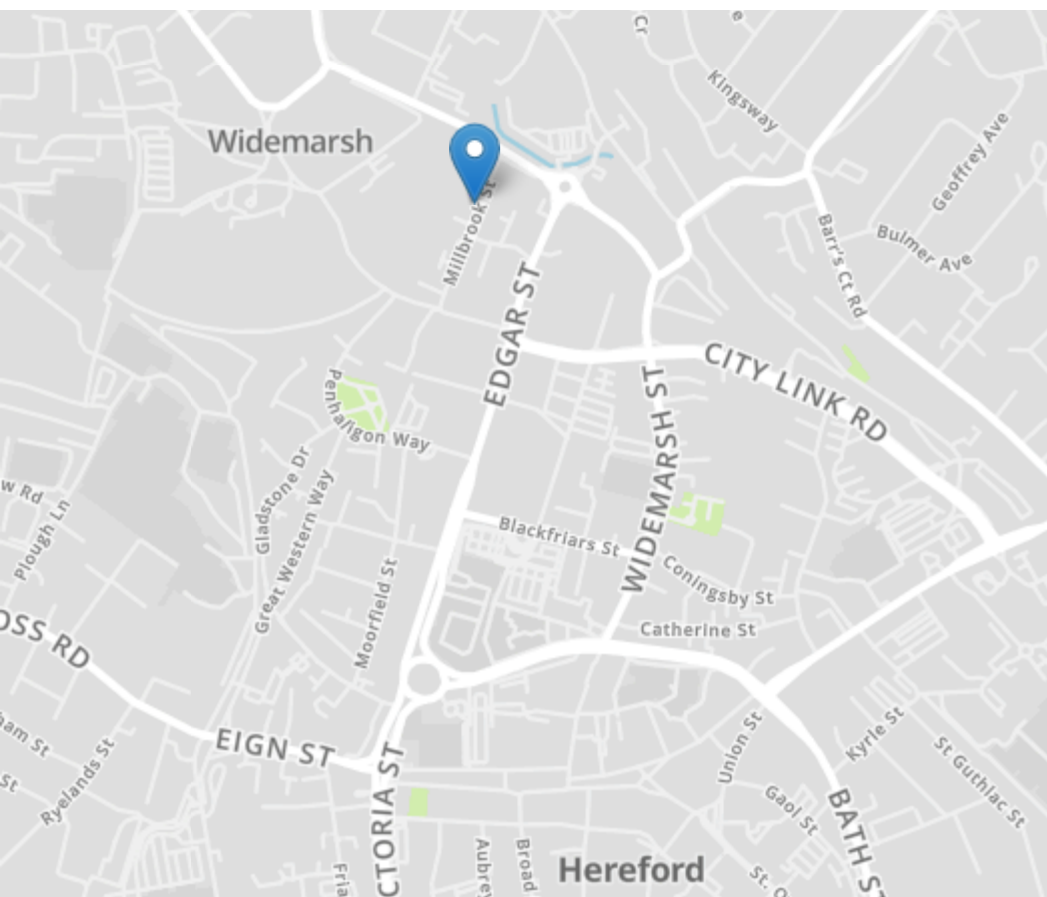
49 Millbrook Street
Hereford HR4 9LF

£230,000



DIRECTIONS

From Hereford City proceed on A49 Edgar Street, turn left onto Priory Street, follow the road to the right which in turn leads to Millbrook Street, where the property can be found on the left hand side. For those who use 'What3words'///solved.hands.tonic



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

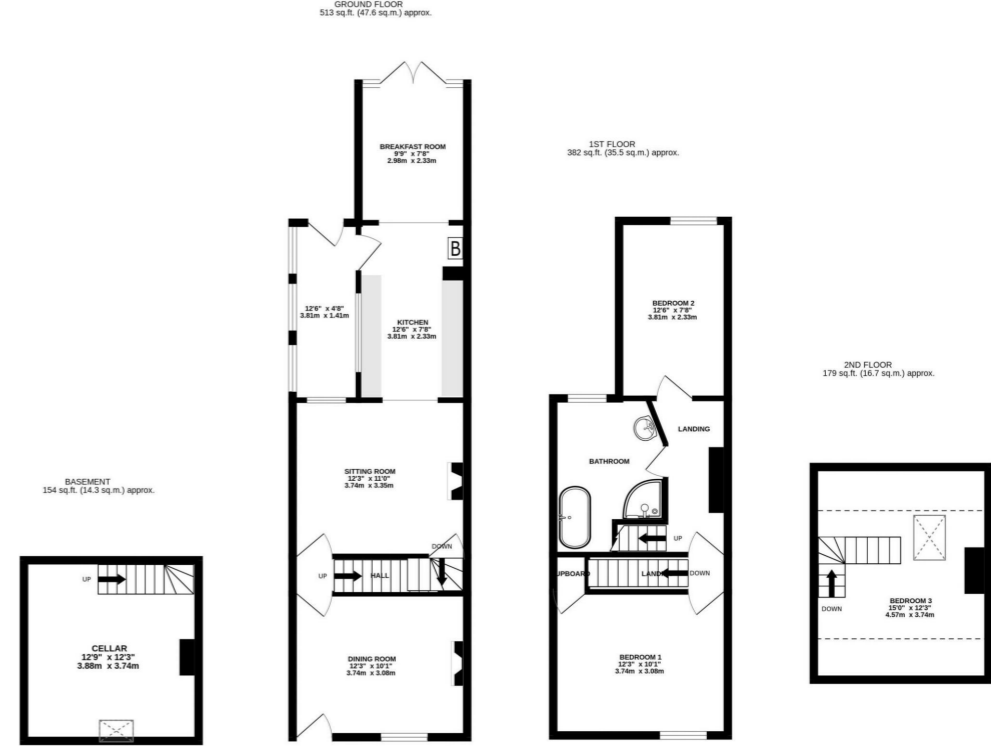
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• 3 bed end of terrace • Rear extension dining room • Access to rear garden

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA : 1228 sq.ft. (114.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

OVERVIEW

This delightful extended Edwardian three bedroom end terraced period property with an abundance of character features comprising entrance reception room, kitchen, living room, dining room extension, cellar, three bedrooms on two floors, family bathroom, delightful garden and on street permit parking.

Millbrook Street enjoys a quiet location but is only a few streets away from the heart of Hereford City where the cinema, theatre, shops and restaurants are only a short walk away. Less than a mile away is the train station and two hospitals, schools, supermarkets, leisure centre, racecourse, out of town retail parks and park walks.

In more detail the property comprises:
 Front entrance door leads to:

Entrance Reception Room

3.73m x 3m (12' 3" x 9' 10")
 This room could be used as an additional lounge or dining space, having exposed wooden floorboards, sash style double glazed window to the front elevation, radiator, power points, and feature open fireplace.

Lounge/Dining Room

3.7m x 3.34m (12' 2" x 10' 11")
 Having exposed wooden floorboards, internal sash style double glazed window, classic brick fireplace with feature wood burning stove, power points, telephone point and radiator.
 Door and wooden staircase leads to:

Cellar

4.0m x 3.7m (13' 1" x 12' 2")
 Having two ceiling light points, single glazed tunnel window which is to the front elevation, electric and gas meters.

Opening from the Inner Lounge/Dining Room leads to:

Kitchen

2.57m x 2.82m (8' 5" x 9' 3")
 Having laminate vinyl tile flooring, ceiling light point, fitted kitchen comprising wall and base units, roll top working surfaces, single bowl stainless sink with drainer and mixer tap, electric Beko hob and oven with Moffat cooker hood, power points, and glazed internal window overlooking the rear porch.

Inner Hallway with opening leads to:

Extended Dining Room

2.32m x 3.0m (7' 7" x 9' 10")
 Having continued laminate vinyl flooring as the kitchen and inner hallway, ceiling light point, radiator, and double glazed french doors and windows to the rear elevation.

From the inner hall a double glazed door leads to:

Lean-to/Rear Porch

Having a utility area with space for washing machine and tumble dryer, corrugated sheeted roof, tiled floor, glazed windows to side and rear, and double glazed door leading to the rear garden.

From the inner hall a carpet staircase leads to:

FIRST FLOOR

Landing

Being a split landing and having ceiling light. Step up to:

Bedroom 1

3.7m x 3.0m (12' 2" x 9' 10")
 Having central heating radiator, carpet flooring, door to storage cupboard used as a built-in wardrobe, TV and telephone point, power points and double glazed sash style window to the front elevation.

Approached from the other landing is:

Bedroom 2

3.80m x 2.37m (12' 6" x 7' 9")
 Having carpet flooring, ceiling light point, radiator, and a sash double glazed window to the rear elevation.

A step up leads to:

Bathroom

Having lino floor, ceiling light point, extractor fan, large bath with mixer tap over, low level WC, corner shower cubicle with sliding glass doors, vanity wash hand basin with mixer tap over, chrome towel radiator, double glazed sash style windows to the rear elevation and feature internal window.

Larger Landing

Having carpet flooring, ceiling light point, and radiator.
 Stairs lead to:

SECOND FLOOR

Bedroom 3

4.59m x 3.75m (15' 1" x 12' 4") into eaves.
 Having exposed painted wooden beams, carpet flooring, ceiling light point, Velux skylight window, power points, TV point, and radiator.

OUTSIDE

The property is approached at the front elevation, and here there is on street permit parking, with the front garden being low maintenance with slate, stone, and ornate hedging circumferencing it, with a pathway to the front door where there is an outside light. A brick wall which starts at the front then leads to the side. The rear garden can be accessed via a rear personal gate, as well as being accessed via the double glazed french doors from the dining room onto a patio area ideal for entertaining and from here a slabbed pathway runs up the garden where there is a lawned area with multiple flower beds and beyond here an elevated patio area and a couple of silver birches and the garden has a fenced and hedge boundary.



At a glance...

- Entrance Reception Room 3.73m x 3m (12' 3" x 9' 10")
- Lounge/Dining Room 3.7m x 3.34m (12' 2" x 10' 11")
- Kitchen 2.57m x 2.82m (8' 5" x 9' 3")
- Extension Dining Room 2.32m x 3.0m (7' 7" x 9' 10")
- Cellar 4.0m x 3.7m (13' 1" x 12' 2")
- Bedroom 1. 3.7m x 3.0m (12' 2" x 9' 10")
- Bedroom 2. 3.80m x 2.37m (12' 6" x 7' 9")
- Bedroom 3. 4.59m x 3.75m (15' 1" x 12' 4")

And there's more...

- Walking distance to Hereford City centre
- Quiet location
- Character property

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.