



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax '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

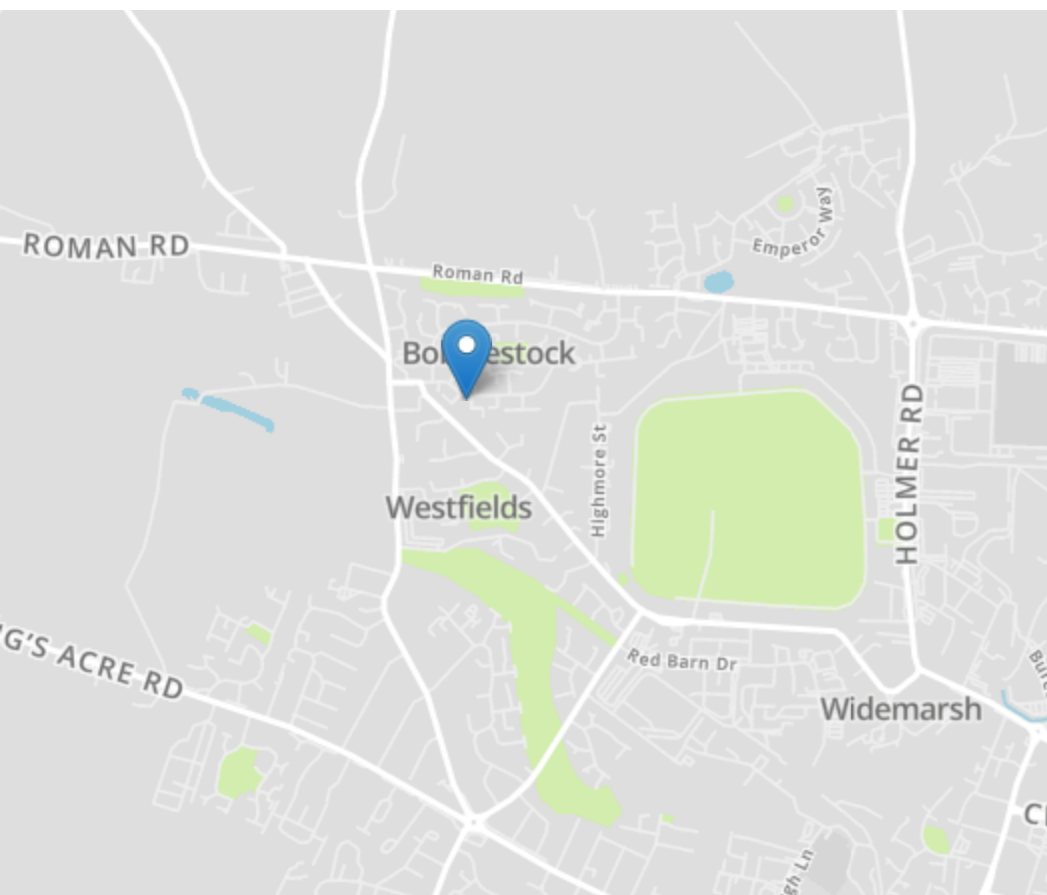
51 Sandown Drive
Hereford HR4 9LU

£215,000



DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elm Road, turn right onto Sandown Drive and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' //goals.closes.follow



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

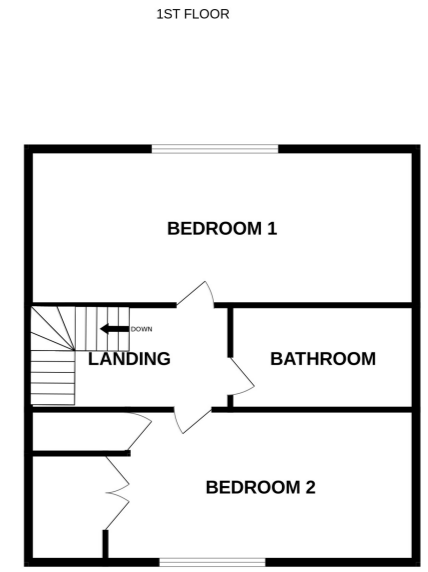
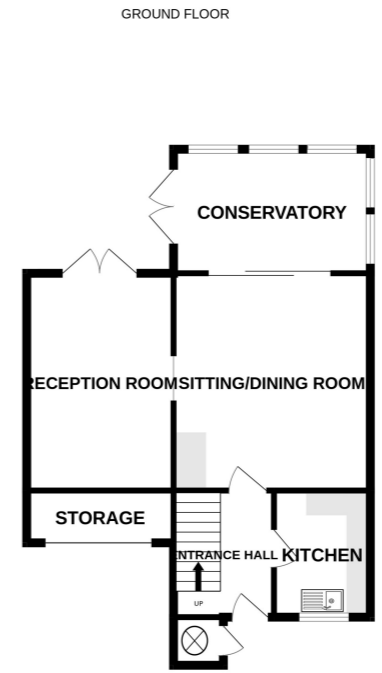
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• Two bedroom semi detached house • Conservatory • Central heating • Off road parking • No Onward Chain

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This two bedroom semi detached property comprises, lounge/dining room, kitchen, conservatory, partly converted garage, 2 bedrooms, bathroom, gas central heating, gardens and off road parking for 2 vehicles. Situated in the popular residential area of Bobblestock, on the peripheral edge northwest of Hereford City, where there are a range of local amenities to include a doctors surgery, various shops, public house, leisure centre, golf course and a regular bus service to and from the Hereford City Centre. In more detail the property comprises:

Entrance Porch

With door to cupboard which houses the central heating combi boiler, gas meter and electric meter. Double glazed door to front elevation leads to:

Reception Hall

With radiator, power point, flooring and ceiling light point. Archway leads to:

Kitchen

3.0m x 1.8m (9' 10" x 5' 11")
With double glazed window to front elevation, modern kitchen comprising soft close doors

and drawers, fitted wall and base units, working surfaces, space for gas cooker, space for fridge/freezer, space and plumbing for washing machine, Lamona single bowl stainless steel sink with drainer and mixer tap over, spots lights and tiled floor. From the reception hall door opens through to:

Lounge/Dining Room

3.5m x 5.4m (11' 6" x 17' 9")
With radiator, telephone point, TV point, power points, carpet flooring, and two ceiling light points. Double glazed patio sliding doors opening through to:

Conservatory

2.7m x 3.0m (8' 10" x 9' 10")
Having laminate flooring, ceiling light point with ceiling fan, double glazed window all around, double glazed french doors opening through to the rear garden.

From the lounge an archway with a step up then step down leads to:

Partly Converted Garage Space

With laminate flooring, radiator, spot lights, power points, and double glazed french doors

opening onto the rear garden. Door to: Garage Area: With the original garage door, storage space, wall light point, separate fuse board/consumer unit, power and lighting.

From the reception hall stairs lead to:

FIRST FLOOR

Landing

Having fitted carpet, loft access, and ceiling light point. Door to:

Bedroom 1

3.6m x 3.3m (11' 10" x 10' 10")
Double Bedroom With carpet flooring, spot lights, power points, radiator, and double glazed window to the rear elevation.

Bedroom 2

2.8m x 2.9m (9' 2" x 9' 6")
A Further Double Bedroom, With fitted wardrobes with hanging rail and shelving, over stairs bulk head storage/airing cupboard with radiator and shelving, carpet flooring, spot lights, radiator, and double glazed window to front elevation.

Bathroom

With low level WC, wash hand basin with mixer tap over, tiled floor, tiled walls surrounding the bath with mixer taps over, over bath electric shower unit with glass shower screen, chrome ladder style radiator, and spot lights.

OUTSIDE

The property is approached over driveway for two plus vehicles, with a small lawned area to the side dispersed with some shrubbery, and from here there is access to the porch. There is access from the garage conversion to the rear garden or from the conservatory where there is a stone area for entertaining, lawn, trees and with the boundary being fenced and slightly hedged this gives an amount of privacy to the rear garden.

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 3.0m x 1.8m (9' 10" x 5' 11")
- Lounge/Dining Room 3.5m x 5.4m (11' 6" x 17' 9")
- Conservatory 2.7m x 3.0m (8' 10" x 9' 10")
- Bedroom 1. 3.6m x 3.3m (11' 10" x 10' 10")
- Bedroom 2. 2.8m x 2.9m (9' 2" x 9' 6")

And there's more...

- Popular residential area
- Close to many amenities
- Ideal first time buyer or investment property