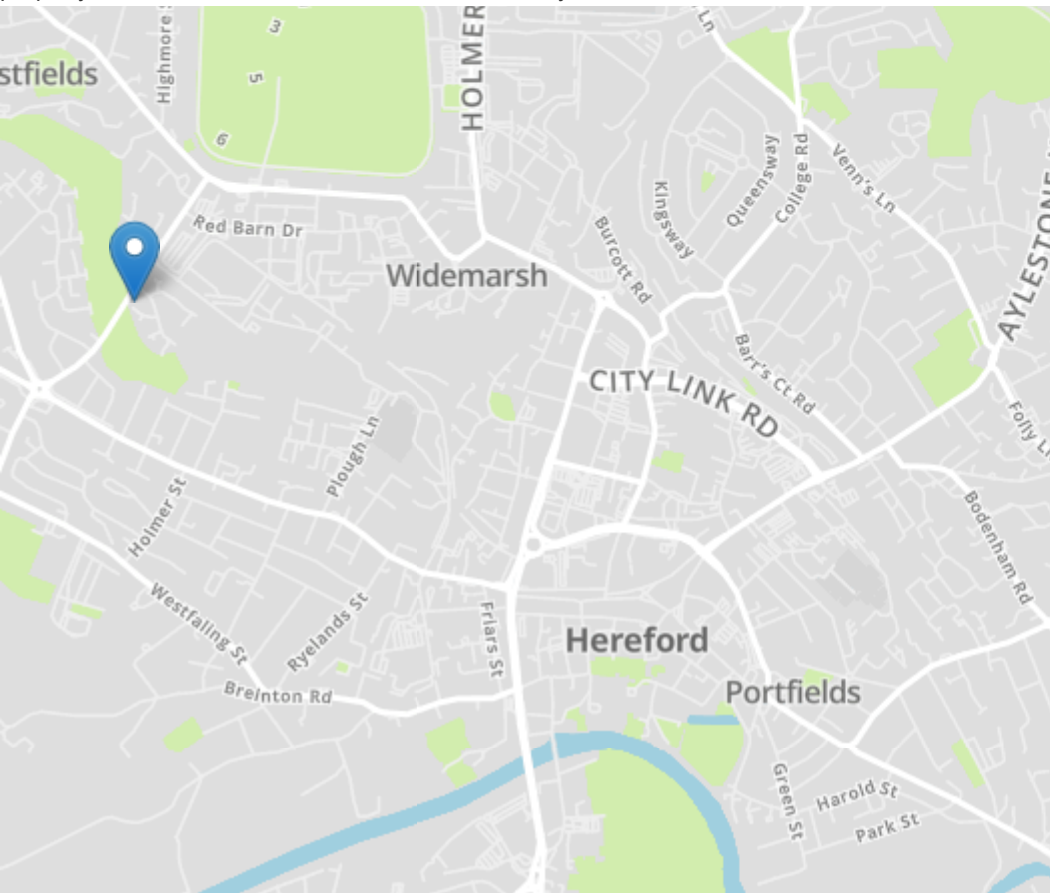




## DIRECTIONS

Proceed west on Barton Road and continue for approx. 0.3miles; continue onto Breinton Road for approx. 0.2miles; bare right and continue onto Westfaling Street for approx. 0.6miles; at the roundabout, take the third exit onto Wordsworth Road, and continue for approx. 0.2miles; at the roundabout, continue straight onto Yazor Road for approx. 0.3miles; turn right onto Sherrington Drive, and continue for approx. 370ft; turn right onto Vilberie Way, and after approx. 190ft, the property will be on the left hand-side, as indicated by the Stooke Hill and Walshe 'For Sale' board.



## 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](http://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+)	73	88
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

17 Vilberie Way  
Hereford HR4 9XE

£275,000



• Garage • Off road parking • Open plan living space • Three bedrooms • Renovated throughout • Well presented

Hereford 01432 343477

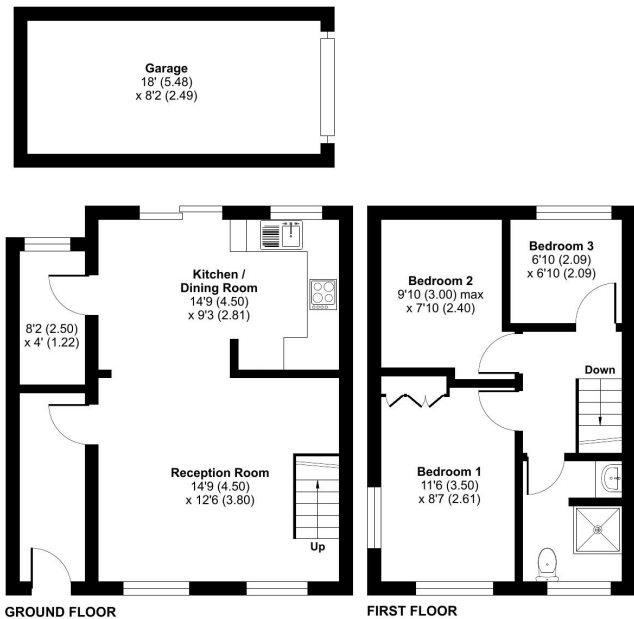
Ledbury 01531 631177

Stooke  
Hill and  
Walshe  
.co.uk





**Vilberie Way, Hereford, HR4**  
Approximate Area = 753 sq ft / 70 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 900 sq ft / 83.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdwcom 2025.  
Produced for Jackson Property. REF: 1239309

## OVERVIEW

This recently renovated three bedroom semi-detached property benefits from: an open plan living area with a lounge and a kitchen/diner, a utility space, three bedrooms, a modern shower room, a single garage, off road parking for three plus vehicles and a rear garden. Pleasantly located 1.25 miles North West of the City, in a cul-de-sac position, close to a wide range of amenities - in the area there are a wide range of amenities to include various shops, supermarkets, popular primary and secondary schools, public house's, doctors surgery and a regular bus service to and from the City centre.

## GROUND FLOOR

### ENTRANCE HALL

The entrance hall comprises of: entry via the double glazed front door; spotlights above; electric and gas meters; LVT flooring, and coat hanging and shoe storage space.

### LOUNGE

3.8m x 4.6m (12' 6" x 15' 1") MAXIMUM  
The lounge area comprises of: LVT flooring; two double glazed windows to the front elevation; two central heating radiators; power points; television point; telephone point; ethernet cable point; electrical consumer unit - installed in 2020; a ceiling light point, and a carpeted staircase to leading to the first flooring landing.

### KITCHEN/DINER

4.6m x 2.81m (15' 1" x 9' 3") MAXIMUM  
The kitchen/diner comprises of: LVT flooring; spotlights; a double glazed window to the rear elevation; modern kitchen; Lamona electric oven; Lamona four-ring electric hob; stainless steel sink and drainer with one bowl and chrome mixer tap over; space for a fridge-freezer; space and plumbing for a washing machine; fitted wall and base units with soft close doors and drawers; Worcester Bosch central heating boiler; LED feature lighting over the work surfaces; tiling on the walls surrounding the kitchen; a large kitchen island; seating area for up to 6 stools; a central heating radiator; a double glazed patio sliding door to the rear elevation, and access to the utility/storage area.

### UTILITY

1.22m x 2.5m (4' 0" x 8' 2")  
The utility comprises of: a double glazed window to the rear elevation; a central heating radiator; a work surface with space for an appliance beneath, e.g., tumble dryer; shelving on the walls; loft access; power, and spotlights

## FIRST FLOOR

### FIRST FLOOR LANDING

The landing has fitted carpet, a ceiling light point, and access to the bedrooms and shower room.

### BEDROOM ONE

3.5m x 2.61m (11' 6" x 8' 7")  
Bedroom one comprises of: carpet flooring; a ceiling light point; a dual aspect double glazed windows to the front and side elevations; a central heating radiator; fitted triple wardrobe; a television point, and power points.

### BEDROOM TWO

2.4m x 3m (7' 10" x 9' 10") MAXIMUM  
Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; a central heating radiator, and power points.

### BEDROOM THREE

2.09m x 2.09m (6' 10" x 6' 10")  
Bedroom three comprises of: carpet flooring; a ceiling light point; loft access; power points; a central heating radiator, and a double glazed window to the rear elevation overlooking the rear garden.

### SHOWER ROOM

This modern shower room comprises of: entry via an oak door; laminate flooring; spotlights; a wash hand basin built over a stair bulkhead; vanity space; an anthracite towel radiator; low level WC; a shower cubicle with a mains shower unit and glass swivel screen, and a double glazed window to the front elevation with obscure glass.

## OUTSIDE

### FRONT APPROACH

The front approach comprises of: a brick wall surrounding the boundary; an up and over door leading to the single garage; a tarmac driveway with parking for 3+ vehicles, and two steps leading to double glazed door to the front elevation.

### GARAGE

5.48m x 2.49m (18' 0" x 8' 2")  
The garage comprises of: concrete flooring; a pitched roof; an up and over door, and power and lighting.

### REAR GARDEN

The rear garden comprises of: side access gate from the front to the rear; a low maintenance patio entertaining space; laid stone; a large lawn; planted shrubbery, and fencing adjacent to the neighbouring properties to the side and the rear.



## At a glance...

✔ Lounge: 3.8m x 4.6m (12' 6" x 15' 1") MAXIMUM  
Kitchen/Diner: 4.6m x 2.81m (15' 1" x 9' 3") MAXIMUM  
Utility: 1.22m x 2.5m (4' 0" x 8' 2")  
Bedroom One: 3.5m x 2.61m (11' 6" x 8' 7")  
Bedroom Two: 2.4m x 3m (7' 10" x 9' 10") MAXIMUM  
Bedroom Three: 2.09m x 2.09m (6' 10" x 6' 10")  
Garage: 5.48m x 2.49m (18' 0" x 8' 2")

## And there's more...

- ✔ Popular residential location
- ✔ Close to local amenities
- ✔ Close to open space walks

## 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.