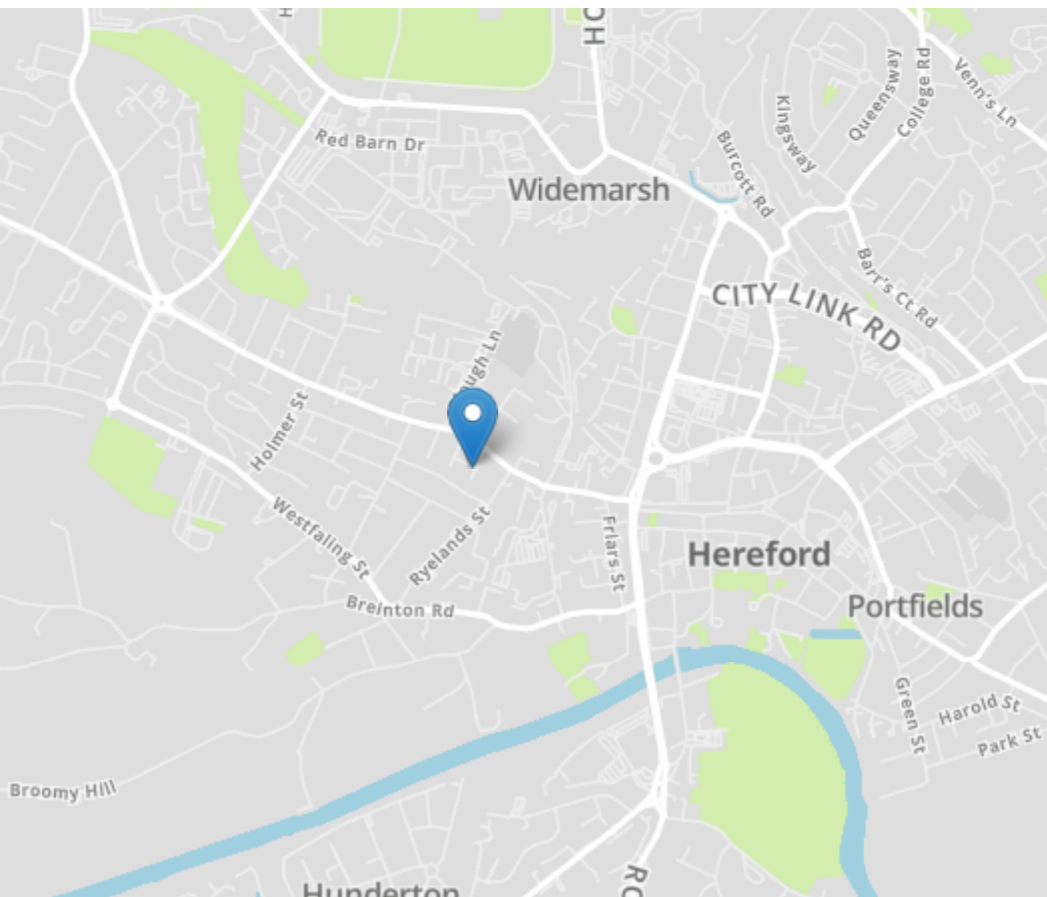




DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, turn left onto Oxford Street, and the property can be found on the right hand side on the corner of Bedford Street, as indicated by the Agents For Sale board. For those who use "What3words" //crops.plants.dined



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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		48	76

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.

15 Oxford Street
Hereford HR4 0DP

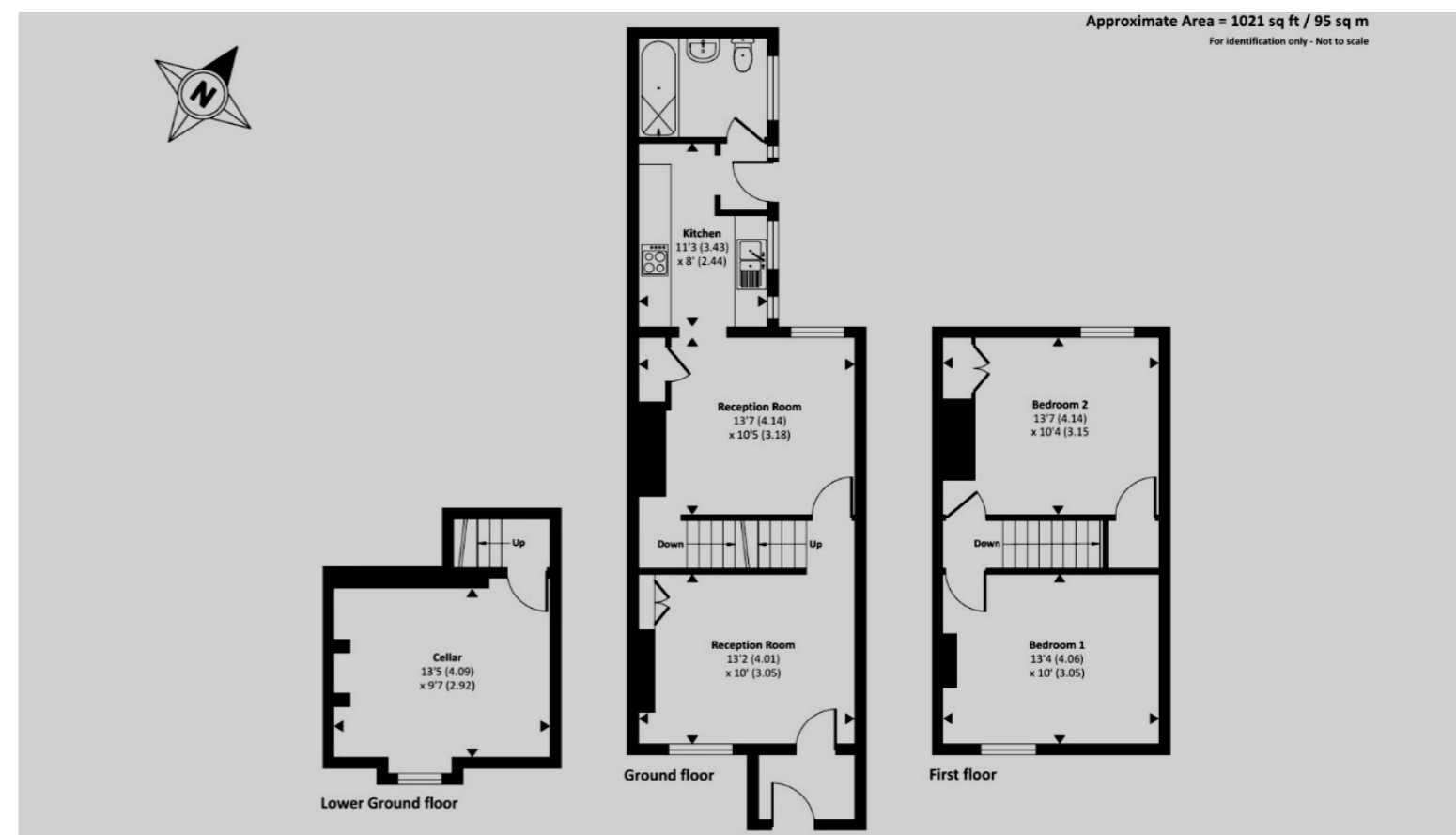
Price Guide £199,950



• 2 bed semi detached property • no onward chain • Corner position and delightful larger than average garden

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

An older style semi detached property in this highly convenient sought after residential locality which is literally 10 to 15 minutes walk from Hereford City. The property which is offered for sale with no onward chain, has the benefit of gas central heating, double glazing and enjoys a very pleasant corner position and the most delightful larger than average garden which is very private, to the rear. Amenities close at hand include, shops, schools church, public house and for those who require it there is a bus service to and from Hereford City.

In more detail the property comprises of:
Double glazed door leads to:

Entrance Porch

Further glazed door leads to:

Sitting Room

3.07m x 4.04m (10' 1" x 13' 3")

With feature fireplace, radiator and recess pine storage unit.

Door leads through to:

Second Reception/Dining Room

4.11m x 3.15m (13' 6" x 10' 4")

With radiator, power points and fitted storage cupboard.

Door giving access to:

Cellar

4.0m x 2.90m (13' 1" x 9' 6")

Ideal for storage purposes having concrete floor and houses the Worcester gas fired combination boiler serving domestic hot water and central heating.

Kitchen

2.68m x 3.44m (8' 10" x 11' 3")

Fitted with a range of modern units comprising of 1.5 bowl sink with cupboards and drawers below, laminated working surface either side, space and plumbing for washing machine, 4 ring ceramic hob with extractor canopy over, built-in oven beneath, laminate working surfaces either side with cupboards and drawers, range of eye level wall cupboards, tiled surround to working surfaces, unique ladder style radiator/towel, ample power points, windows to side and

opening to rear entrance porch with double glazed door to outside.

Door to:

Bathroom

With white suite comprising panelled bath, tiled surround, shower over, low flush WC, pedestal wash hand basin, extractor fan, ceramic tiled floor and radiator.

Stairs from the front sitting room leads to:

FIRST FLOOR

Bedroom 1

3.03m x 4.0m (9' 11" x 13' 1")

With power points, double glazed window, radiator, access to roof space and window with outlook to the front .

Bedroom 2

4.13m x 3.16m (13' 7" x 10' 4")

Good sized double room, having period fireplace, fitted wardrobe cupboard, radiator, further built-in wardrobe unit with strip pine door and double glazed window with outlook towards the rear.

OUTSIDE

To the rear of the property there is a gravelled area leading directly off the rear entrance lobby, and from here a gravelled side pathway leads down the side of this property to the substantially larger than average and very private rear garden which has a sun terrace area and beyond here laid to lawn, ornamental trees, shrubs, timber garden shed and shrubbery borders.



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...

- Sitting Room 3.07m x 4.04m (10' 1" x 13' 3")
- Reception/Dining Room 4.11m x 3.15m (13' 6" x 10' 4")
- Cellar 4.0m x 2.90m (13' 1" x 9' 6")
- Kitchen 3.44m x 2.68m (8' 10" x 11' 3")
- Bedroom 1. 3.03m x 4.0m (9' 11" x 13' 1")
- Bedroom 2. 4.13m x 3.16m (13' 7" x 10' 4")

And there's more...

- Close to local amenities
- Walking distance to Hereford City
- Cellar
- Two reception rooms