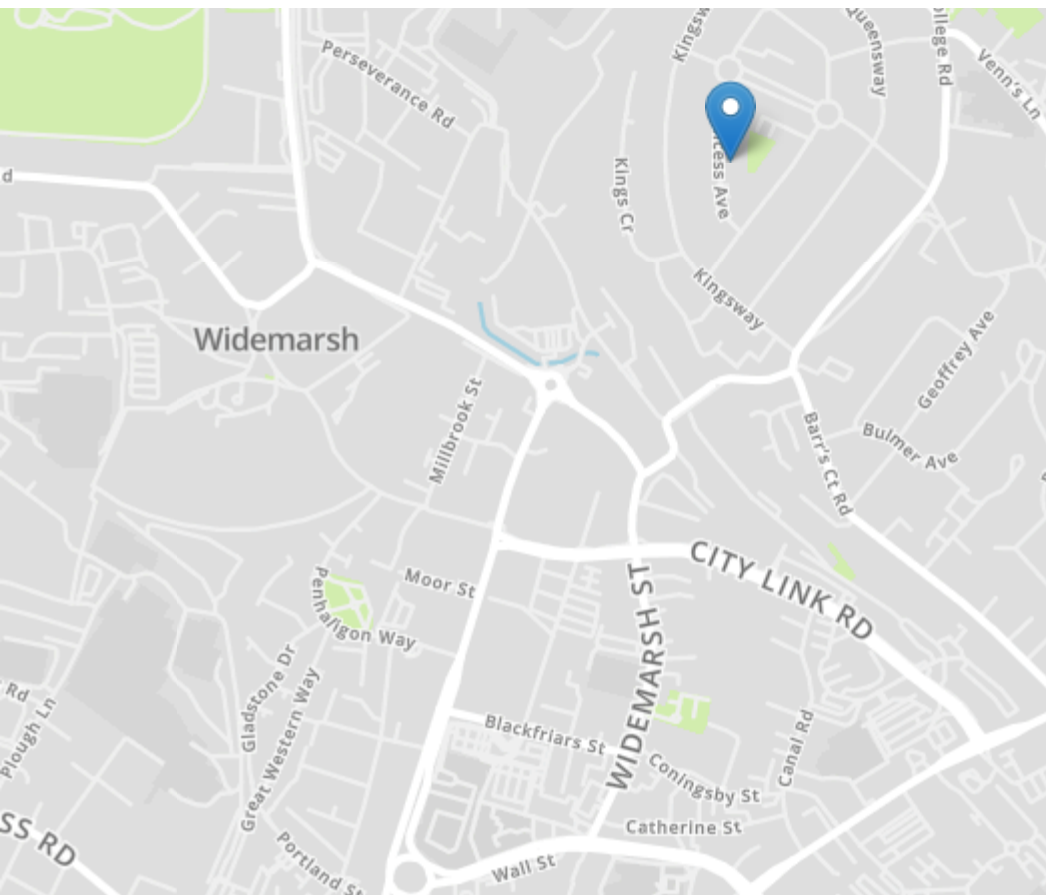




DIRECTIONS

From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the second exit onto Farriers Way, turn right onto Burcott Road, left staying on Burcott Road, at the roundabout take the first left onto Kingsway, turn right onto Alexandra Avenue, then turn left onto Princess Avenue. The property is located on the right-hand side, about half way up the road, as indicated by the Agents For Sale board. For those who use 'What3words' // // truly.dime.lived



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		85
(39-54)	E	68	
(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.

28 Princess Avenue
Princess Avenue, HR1 Hereford HR1 1HJ

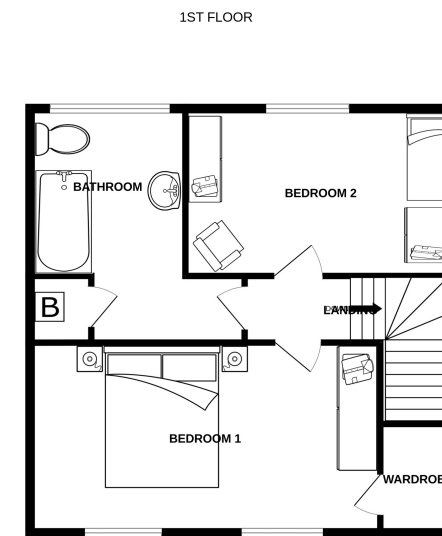
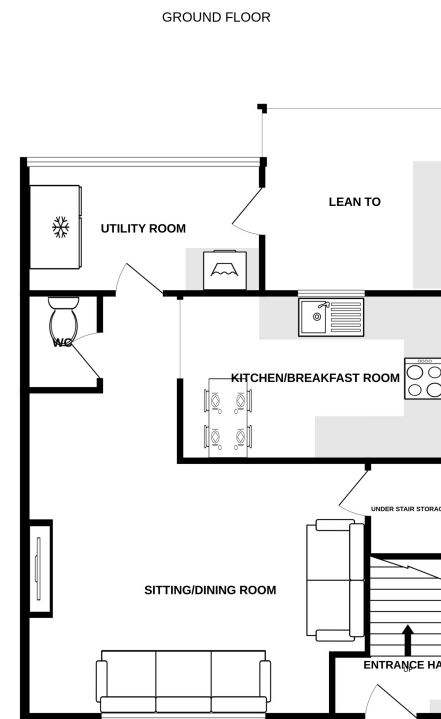
£220,000



• No Onward Chain • Two Double Bedrooms • Renovated Throughout • City Centre Location • Downstairs W/C • Recently Renovated

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2025

OVERVIEW

Situated in a popular residential area, a two bedroom, recently updated, mid terraced property which benefits from kitchen/breakfast room, lounge/dining area, downstairs utility space, downstairs WC, 2 bedrooms, family bathroom and a large garden to the rear, as well as parking to the front of the property and gated access to a field at the rear. The recent updates include re-plastering, re-wiring, cosmetic updating, recently fitted bathroom and updated decor throughout. Located within walking distance to Hereford City centre, approximately 1.5 miles northeast of the city, this property is ideal for a family or investment purposes, with amenities near-by to include takeaway, shops/post office, one stop store, train station, hospital, colleges, schools and for those who require it, a bus service to the City itself.

GROUND FLOOR

DRIVEWAY

Tarmac driveway with drop-curb allowing access; with space for two+ vehicles, with low maintenance fencing either side, as well as, steps leading to the front of the property;

ENTRANCE HALL

Double glazed front door leading through to the entrance hall, which comprises of: a ceiling light point; tiled flooring; a telephone point; a power point; the consumer unit (recently fitted), and a fitted carpet to a staircase.

LOUNGE/DINING AREA

3.8m x 5.25m (12' 6" x 17' 3")
Through the doorway on the left-hand side of the entrance hall, is the lounge/dining area, which comprises of: carpet flooring; a central heating radiator; two ceiling light points; a double glazed window to the front elevation; a television point; a telephone point; an electric feature fire with a mantelpiece above; as well as, a large, carpeted, understairs storage cupboard with shelving.

INNER HALL

From the lounge/diner, there is an inner hall, which comprises of: lino flooring; a ceiling light point; a door leading to the downstairs WC; a door leading to the rear utility, and an opening to the kitchen/breakfast room.

DOWNSTAIRS WC

From the inner hall, there is a downstairs WC, which comprises of: lino flooring; a low level WC; a double glazed obscured glass window to the rear elevation, and a ceiling light point.

KITCHEN/BREAKFAST ROOM

2.6m x 3.5m (8' 6" x 11' 6")
Through the opening in the inner hall is the kitchen/dining area, which comprises of: a fitted kitchen with wall and base units; roll top work surfaces; tiled walls including the windowsill; a ceiling light point; power points; integrated appliances which include - an electric oven and electric hob with cooker hood over, a stainless steel sink and drainer with one bowl and a mixer tap over, space and plumbing for a dishwasher; a double glazed window to the rear elevation, and an anthracite tower radiator.

UTILITY SPACE

1.8m x 2.8m (5' 11" x 9' 2")
Back into the inner hall and through the second door, is the rear utility, which comprises of: lino flooring; a ceiling light point; plumbing space for a washing machine; a roll top work surface with a space for a tumble dryer with an extractor point; shelving; space for a fridge-freezer or further storage; a double glazed window to the rear elevation, and a double glazed door to the side elevation, entering to the outdoor space.

FIRST FLOOR

LANDING

The carpeted stairs lead to a small landing on the first floor, which has three doors going off of it. There is a ceiling light point and loft hatch above, with loft access.

BEDROOM 1

2.9m x 4.4m (9' 6" x 14' 5")
Through the first door, on the left-hand side, is bedroom 1 which comprises of: two double glazed windows to the front elevation; a central heating radiator; a ceiling light point; carpet flooring; multiple power points, a door that opens through to a storage cupboard/wardrobe (includes the stair bulkhead) that has continued carpet flooring and a ceiling light point.

BEDROOM 2

2.7m x 3.5m (8' 10" x 11' 6")
Back across the landing is bedroom 2, which comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation; power points, and a television point.

BATHROOM

Finally, the third door off of the landing leads to the bathroom, which comprises of: lino flooring; a ceiling light point; a double glazed window with obscured glass to the rear elevation; a chrome towel radiator; a bath with hot and cold taps over; a shower screen with a mains shower unit; a low level WC; a wash hand basin with mixer tap over, and a ceiling extractor fan.

OUTSIDE

Rear Garden

Through the double glazed door from the utility area, there is an under cover space with concrete floor, outdoor power, outdoor tap, drainage and storage area's currently being used as an outdoor "bar" space. Stepping up onto a patio seating area with handmade wooden benches also surrounding part of the space. Further to this, there are steps up onto the next tier of the garden where there is a storage shed; a large lawn; fencing either side, and gated access to the open field behind the garden. Useful for dog owners and rear access purposes. Please note the property has a shared access across the rear garden servicing the neighbouring property.



At a glance...

- Lounge/Dining Area 3.8m x 5.25m (12' 6" x 17' 3")
- Kitchen/Breakfast Room 2.6m x 3.5m (8' 6" x 11' 6")
- Utility Space 1.8m x 2.8m (5' 11" x 9' 2")
- Bedroom 1 2.9m x 4.4m (9' 6" x 14' 5")
- Bedroom 2 2.7m x 3.5m (8' 10" x 11' 6")

And there's more...

- Close to local amenities.
- Popular residential area.
- Walking distance to the train station, colleges, the Hereford County Hospital.

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.