



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'D'

**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

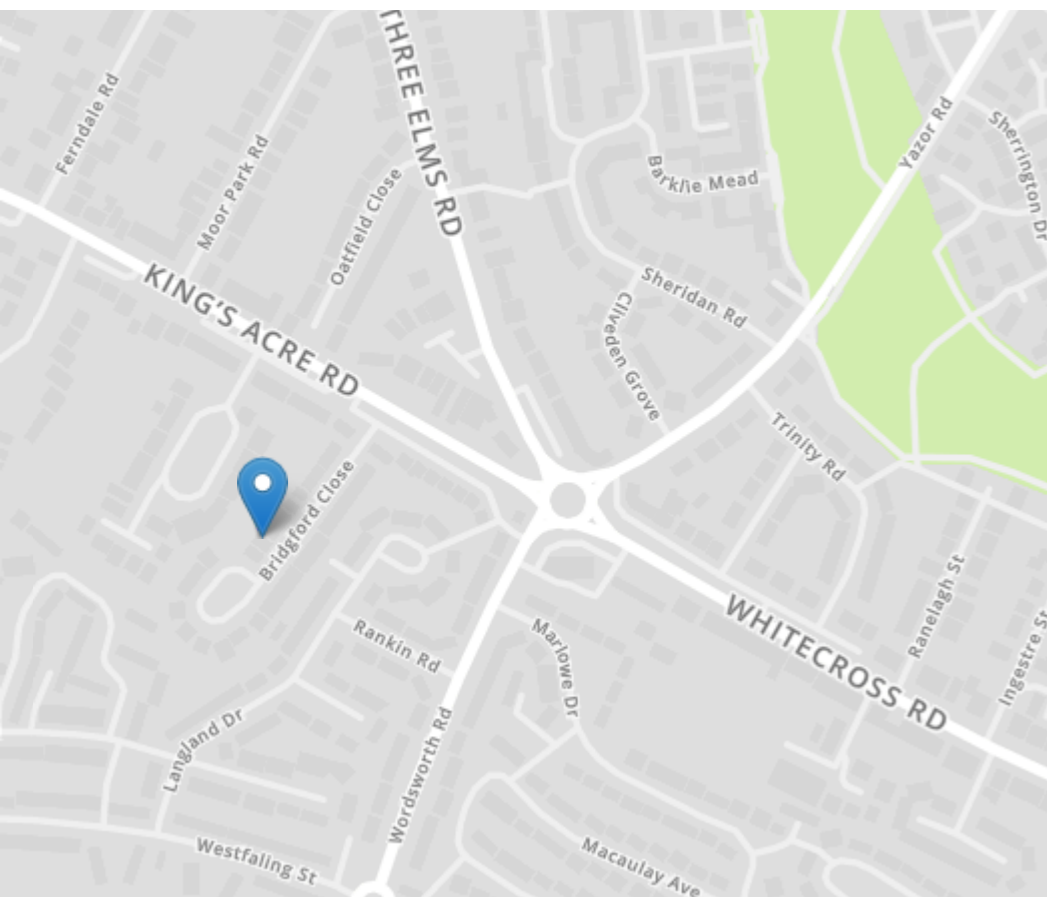
28 Bridgford Close  
Hereford HR4 0QX

**£375,000**



**DIRECTIONS**

From Hereford City, proceed west onto A438 Whitecross Road, at the roundabout take the second exit onto A438 Kings Acre Road, take the first turn on the left hand side, turn right onto Bridgford Close cul-de-sac and the property can be found at the top end on the circular loop on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //flies.urgent.blank



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	63
(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.



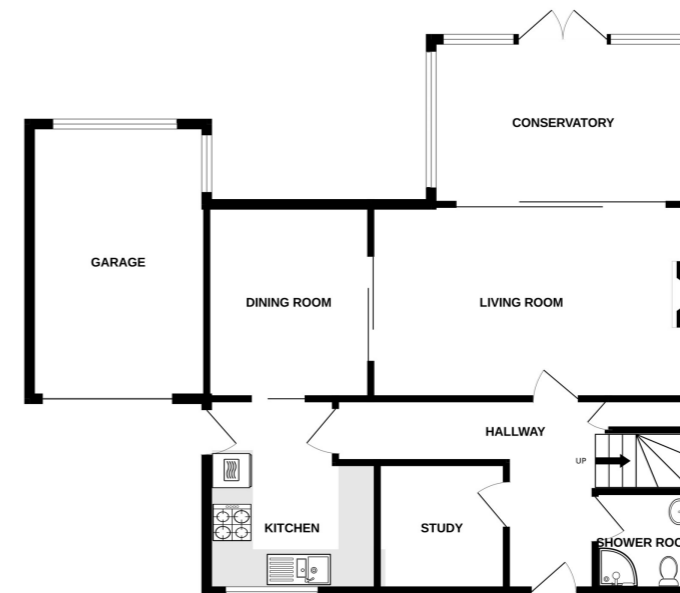
- Three bedroom detached property
- Downstairs study
- Downstairs shower/cloakroom
- Garage, carport and ample off road parking.

Hereford 01432 343477

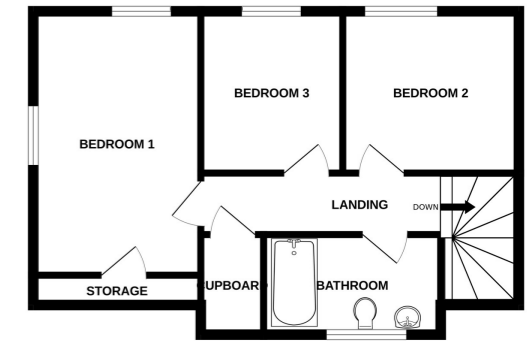
Ledbury 01531 631177



GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.  
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## OVERVIEW

Situated in a very sought after area and positioned in a peaceful cul-de-sac elevated position, this three bedroom detached property offers gas central heating, double glazing, downstairs study, downstairs shower/cloakroom, lounge, conservatory, dining room, kitchen, three bedrooms to first floor, family bathroom, off road parking for numerous vehicles, garage, carport and gardens. The local area is serviced by a wide range of local amenities including local shops, a public house/restaurant and garden centre. There are also nearby schools and regular bus services provide access into the city centre where you can find an extensive range of further amenities.

In more detail the property comprises:

Double glazed door with glass panel window, from the front elevation, leads to:

### Entrance Hall

Having a recently fitted vinyl tiled floor, ceiling light point, radiator, large and under stairs storage cupboard housing the central heating boiler Worcester Bosch boiler and additional storage.

Door to:

### Downstairs Study

2.2m x 2.2m (7' 3" x 7' 3")  
With tiled floor, ceiling light point, telephone point, TV point, and double glazed window to the front elevation with elevated views over north of Hereford City.

### Downstairs Shower/Cloakroom

1.7m x 1.7m (5' 7" x 5' 7")  
With continued lino tiled flooring, double glazed obscured glass to the side elevation, ceiling light point, low level WC, wash hand basin with hot and cold tap over, fully tiled walls, radiator, and corner shower cubicle with mains shower unit with folding glass screen.

### Lounge Area

3.3m x 5.5m (10' 10" x 18' 1")  
With recently fitted carpet, ceiling light point, two wall lights, two radiators, fireplace with coal effect gas fire, TV and telephone point.

Double glazed large sliding patio doors through to:

### Reception Summer Room/Conservatory

4.5m x 2.8m (14' 9" x 9' 2")  
With tiled floor, power points, double glazed windows to the side and rear elevation, and double glazed french doors opening out onto the rear patio entertaining area.

From the lounge, sliding internal doors through to:

### Dining room

3.3m x 2.8m (10' 10" x 9' 2")  
With continued lino flooring, double glazed window to the rear elevation, radiator, power points, and ceiling light point.

Additional single sliding door leads to:

### Kitchen

2.9m x 3.3m (9' 6" x 10' 10")  
With fitted soft close wall and base units, 4 ring gas burner, with Neff cooker hood over, Neff chest height single electric oven, Neff integrated fridge, spot lights above, 1.5 bowl stainless steel sink and drainer with mixer tap over, double glazed door to the side elevation and to the carport and double glazed window to the front elevation with far reaching views across the city and beyond.

From the entrance hall, carpeted staircase leads to:

## FIRST FLOOR

### Landing

Double glazed window to side elevation, loft access, ceiling light point, and walk-in airing cupboard with ceiling light point, carpet flooring, immersion heater and shelving.

### Bedroom 1

4.5m x 2.8m (14' 9" x 9' 2")  
Dual aspect double glazed windows to the side and rear elevation, carpet flooring, ceiling light point, radiator, and single door opening through to a wardrobe space in the eaves which is the full width of 2.8m and comprises, hanging rail, wall light and carpet flooring.

### Bedroom 2

2.6m x 3.0m (8' 6" x 9' 10")  
With carpet flooring, ceiling light point, radiator, and window to the rear elevation.

### Bedroom 3

2.7m x 2.4m (8' 10" x 7' 10")  
With ceiling light point, radiator, carpet flooring, and double glazed window to the rear elevation.

### Family Bathroom

A very generous size bathroom, with lino flooring, ceiling light point, wall mounted mirror with LED light, towel radiator, wash hand basin, low level WC, large bath with chrome mixer tap over, mains shower unit above and swivel shower screen and double glazed obscured glass window to the side elevation.

## OUTSIDE

Situated in a very sought after area and positioned in a peaceful cul-de-sac with an elevated position, overlooking a wealth of Herefordshire countryside and the city to the north, the property is approached from the front onto a tarmac driveway with parking for numerous vehicles and the front garden being low maintenance with a slated area dispersed with shrubbery, from here there is a carport and single garage. There is side access either side, with fencing either side and a concrete slabbed path. There is a wooden shed to one side, and from here there's a reclaimed stone wall with hedgerow above giving this rear garden a huge amount of privacy. At the rear there is a slabbed area across the length of the property giving an ideal entertaining area at the back of the dining room and access off the conservatory. With flower borders dispersed and the path continues and wraps around the other side of the property where there's a vegetable patch, a recently re-fitted fence at the very rear, and in between this there's a large lawn area dispersed with multiple trees, shrubbery and grass, and with it being a low maintenance, pretty garden, which elevates away from the property this is a delightful spot.

### Carport

5.0m x 2.4m (16' 5" x 7' 10")  
With flat roof, ceiling light point, and continued tarmac floor.

### Single Garage



## At a glance...

- Downstairs Study 2.2m x 2.2m (7' 3" x 7' 3")
- Downstairs Shower/Cloakroom 1.7m x 1.7m (5' 7" x 5' 7")
- Lounge Area 3.3m x 5.5m (10' 10" x 18' 1")
- Conservatory/Summer Room 4.5m x 2.8m (14' 9" x 9' 2")
- Dining Room 3.3m x 2.8m (10' 10" x 9' 2")
- Kitchen 2.9m x 3.3m (9' 6" x 10' 10")
- Bedroom 1. 4.5m x 2.8m (14' 9" x 9' 2")
- Bedroom 2. 2.6m x 3.0m (8' 6" x 9' 10")
- Bedroom 3. 2.7m x 2.4m (8' 10" x 7' 10")
- Carport 5.0m x 2.4m (16' 5" x 7' 10")

## And there's more...

- Highly sought after area
- Close to local amenities
- Elevated position with fantastic views

## 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.