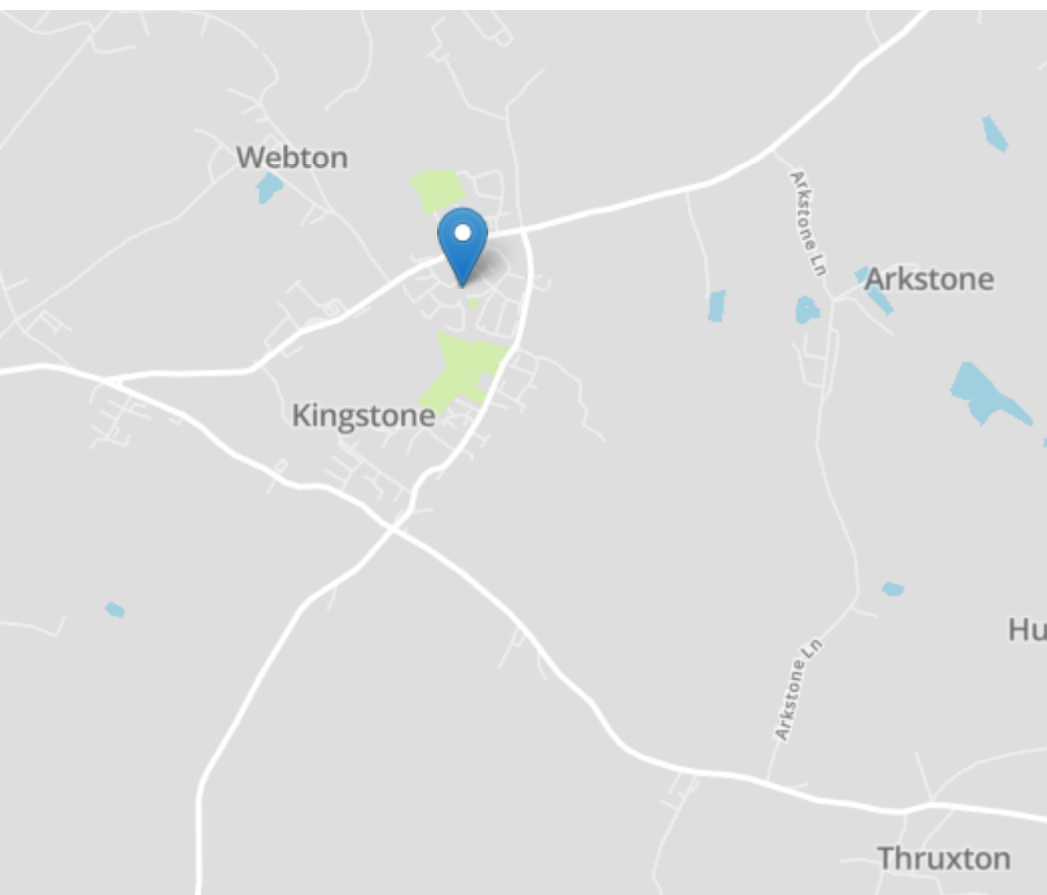




**DIRECTIONS**

From Hereford City proceed south onto A49, using the two right hand lanes proceed towards A465 towards Belmont Road, after approximately 2.5 miles turn right onto B4349 towards Clehonger, staying on B4349 head towards Kingstone, after approximately 1.8 miles turn left at Swaledale Road, staying left the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///digity.trending.retract



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property.

**Outgoings**

Council tax TBC

**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+)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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.

14 Swaledale Road  
Kingstone Hereford HR2 9JH

**£330,000**



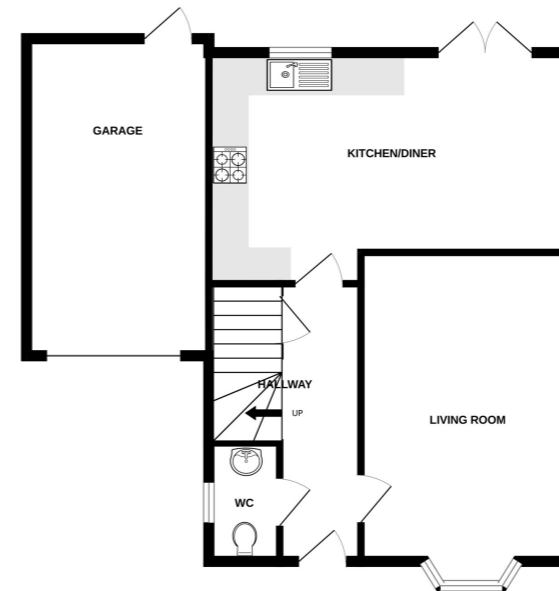
• Immaculate 4 bedroom detached house • No Onward Chain • Dual zone heating and uPVC double glazing • Never been occupied from new

**Hereford 01432 343477**

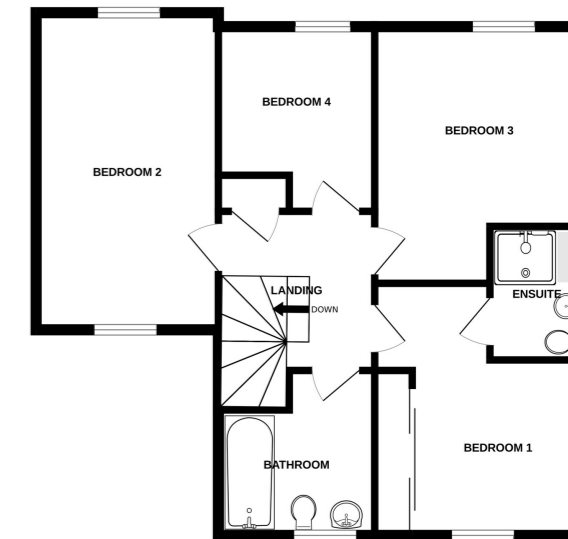
**Ledbury 01531 631177**



GROUND FLOOR  
689 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 sq.m.) approx.  
Made with Metropix ©2024

## OVERVIEW

Coming to the market for the first time since it was newly built, and has not been occupied since owned by the current owners, a detached 4 bedroom property built by Lagan Homes and known as 'The Keel Special' comprises, living room, kitchen/dining room, 4 bedrooms, en-suit to master bedroom, family bathroom, garden, integral garage, and off road parking. This property has No Onward Chain

The popular village of Kingstone offers an array of amenities to include post office, GP surgery, public house, primary and secondary schools, and only a short distance away at Allensmore is one stop general stores and petrol station Locks Garage which is a local hub, Hereford City being only approximately 6 miles away, the famed book town of Hay On Wye is 15 miles away and the market town of Ross On Wye with its M50 junction being approximately 17 miles away for those wishing to commute.

In more detail the property comprises:

## Cloakroom

White suite comprising low flush WC and wash hand basin with tiled splash back.

## Living Room

3.461m x 4.995m (11' 4" x 16' 5")  
Having fitted carpet flooring, power points, radiator, bay fronted window and ceiling light points.

## Kitchen/Dining Room

3.725m x 5.914m (12' 3" x 19' 5")  
Fitted kitchen with wall and base units, soft close doors & drawers, comprising, Zanussi integrated appliances such as, oven and gas hob, extractor over, stainless steel 1.5 bowl sink and drainer with mixer tap over, integrated fridge freezer, power points, radiator and double glazed window to the rear as well as french doors opening out onto the large rear garden.

## FIRST FLOOR

### Landing

With fitted carper flooring, loft access, ceiling light points and airing cupboard housing water heater / cylinder. Further doors leading to:

## Master Bedroom 1

2.995m x 3.380m (9' 10" x 11' 1")  
With fitted wardrobes including mirrored sliding doors, radiator, power points and window to the front elevation. With a further door to:

## En-Suite Shower Room

A white suite comprising shower cubicle with Ideal rain shower, low level WC, wash basin, and towel radiator.

## Bedroom 2

2.94m x 5.11m (9' 8" x 16' 9")  
With radiator, power points and window

## Bedroom 3

3.380m x 4.384m (11' 1" x 14' 5")  
With radiator, power points and window

## Bedroom 4

2.415m x 2.495m (7' 11" x 8' 2")  
With radiator, power points, and window.

## Bathroom

A white suite comprising, low level WC, bath with shower over, tiled surround, wash hand basin, chrome radiator, and obscured glass window.

## OUTSIDE

The property is approached from the front over a tarmacadamed drive with parking 2 vehicles, and from here access to the garage and the front door with low maintenance barked and shrubbery area to one side. The views at the front look across to open countryside. A side access gate leads to the rear garden where there is an outside tap, paved path area alongside the property and the rear garden is low maintenance lawn and has wooden boundary fencing.

## Integral Garage

5.11m x 2.94m (16' 9" x 9' 8")  
Having up and over door, power, light and houses the central heating boiler.



## 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...

- Living Room 3.461m x 4.995m (11' 4" x 16' 5")
- Kitchen/Dining Room 3.725m x 5.914m (12' 3" x 19' 5")
- Master Bedroom 2.995m x 3.380m (9' 10" x 11' 1")
- Bedroom 2. 2.94m x 5.11m (9' 8" x 16' 9")
- Bedroom 3. 3.380m x 4.384m (11' 1" x 14' 5")
- Bedroom 4. 2.415m x 2.495m (7' 11" x 8' 2")
- Garage 2.94m x 5.11m (9' 8" x 16' 9")

## And there's more...

- Popular village location
- Close to local amenities
- Commutable