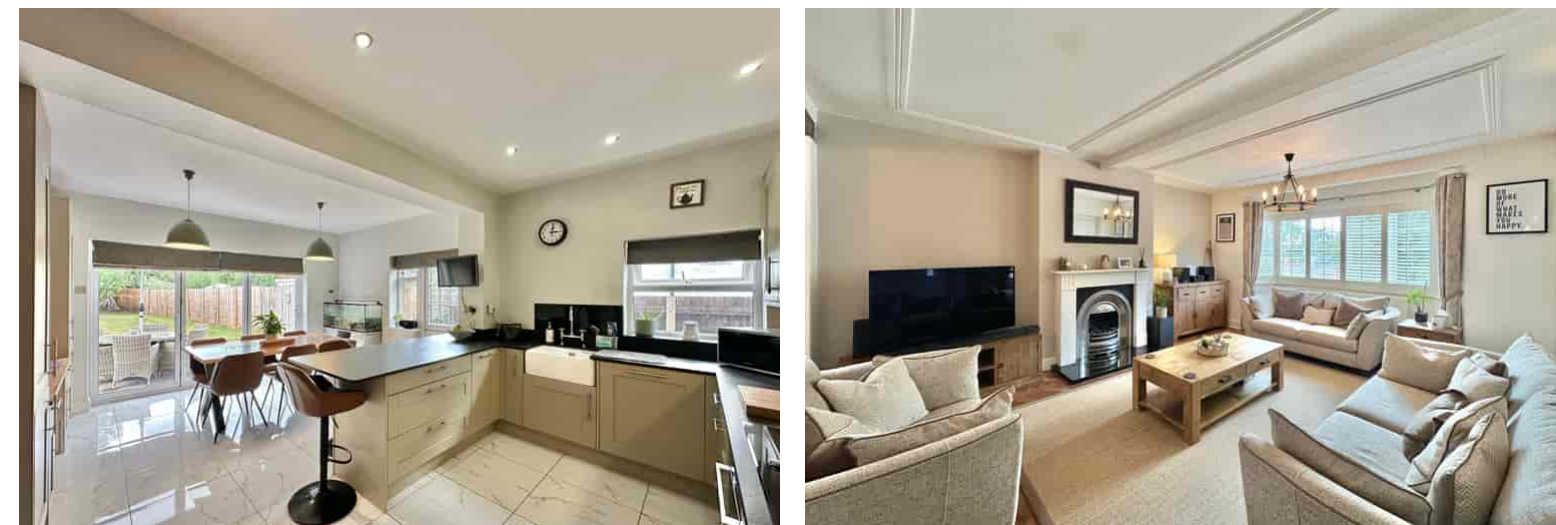


130 Three Elms Road  
Hereford HR4 0RJ

£525,000



- A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Four bedrooms
- Garage and off-road parking.

## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### Outgoings

Council tax band 'E'

### 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

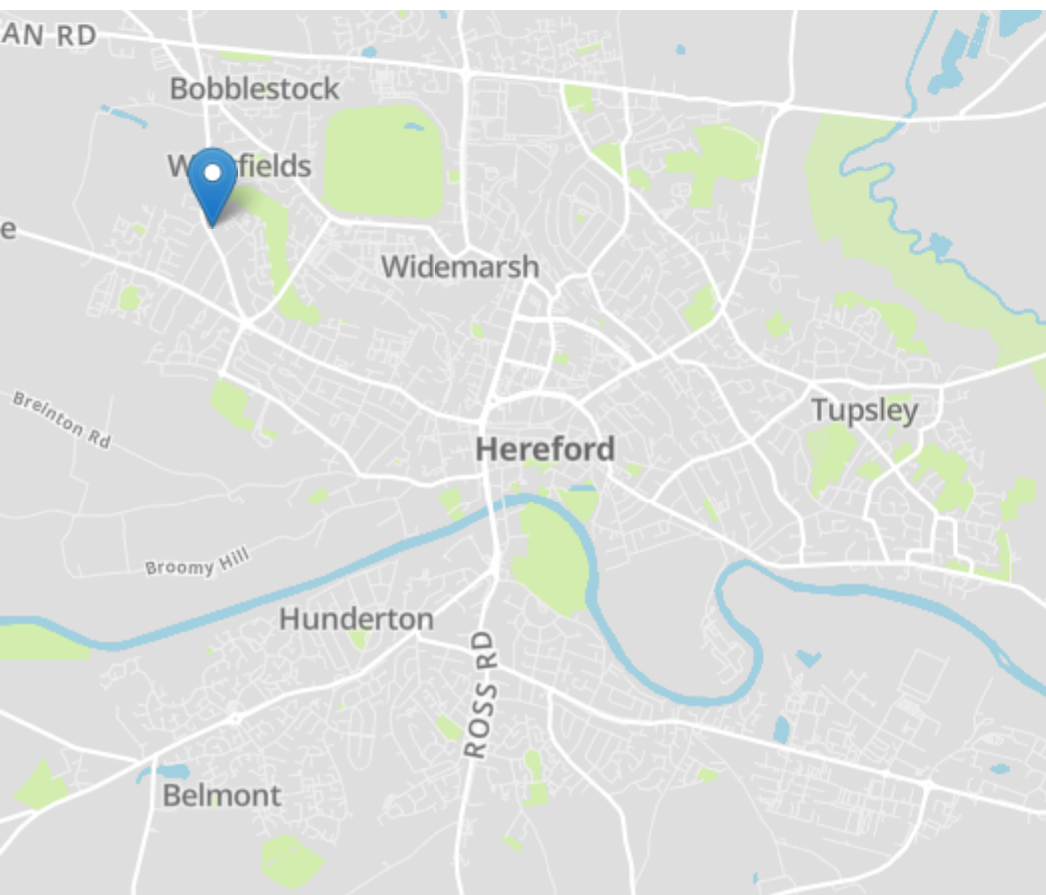
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU 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.



## DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elm Road and the property can be found on the right hand side opposite Whitecross Secondary school, as indicated by the Agents For Sale board. For those who use 'What3words' ///share.shared.goat







A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

#### OVERVIEW

This detached four bedroom property is opposite Whitecross High School, and comprises of a, living space, utility/downstairs WC, kitchening/dining area, four bedrooms, a bathroom, rear garden, garage, and off-road parking. Three Elms road is a sought after residential area approximately 1.5 miles west of Hereford City and the area has an excellent range of amenities close by including schools, public house, one stop shops, butchers, supermarket, retail outlet, walks and a regular bus service to the City.

In more detail the property comprises:

#### GROUND FLOOR

##### PORCH

2.1m x 2.02m (6' 11" x 6' 8")  
The porch comprises of: entry via a double glazed door to the front elevation; double glazed windows to the front and side elevations; part brick, and part uPVC construction; power; tiled flooring; an internal double glazed window to the stairway, and a double glazed door into the living room.

##### LIVING AREA

7.6m x 4.5m (24' 11" x 14' 9") - MAXIMUM MEASUREMENT  
The living area comprises of: a double glazed bay-fronted window, to the front elevation; an opening through to an office/study area; internal shutters to the windows; a double glazed window to the side elevation; two central heating radiators; a coal effect gas fireplace within a chimney breast, over a granite bed; parquet flooring; two ceiling light points; exposed wooden beams; decorative panelling, and two wall light points.

##### RECEPTION HALL

The reception hall comprises of: a double glazed door to the front elevation, giving access to the driveway; a ceiling light point; parquet flooring; access to the living area, the kitchen, and downstairs WC/utility; a carpeted staircase leading to the first floor landing; understairs storage; a double glazed internal window to the porch; power sockets, and two double glazed windows to the side elevation - either side of the door.

##### DOWNSTAIRS WC/UTILITY

2.5m x 1.5m (8' 2" x 4' 11") - MAXIMUM MEASUREMENT  
The downstairs WC/utility comprises of: tiled flooring; two ceiling light points; dual aspect double glazed windows with obscure glass; space and plumbing for a washing machine; space for an additional appliance, e.g., a tumble dryer; oak work surfaces; wall mounted units, with soft close doors; a central heating radiator; a low level WC with a low level flush; a corner wash hand basin with a chrome mixer tap over; splash tiling, and a wall mounted mirror.

##### KITCHEN/DINING SPACE

6m x 4.35m (19' 8" x 14' 3")  
The open plan kitchen/dining space comprises of: tiled flooring; spotlights over the kitchen area; base units with work surfaces over, as well as with soft close doors and drawers; wall units with soft close doors, and feature lighting beneath; two Neff, fan assisted, electric ovens; a four-ring Neff induction electric hob; a cooker hood; a Belfast sink with a chrome mixer tap over; splash tiling; a Neff dishwasher; a double glazed window to the side elevation; an overhang of work surfaces, with space for three+ bar stools, creating a divide between the kitchen and dining area; a door leading to a pantry; a door leading to a further storage area; two ceiling light points over the dining space; another double glazed window to the side elevation; a double glazed stable-style door to the side elevation, including a pet access flap/opening; triple glazed bifold doors to the rear elevation, opening onto the patio area in the rear garden; tower wall and base units for further storage; integrated fridge and freezer, and a work surface providing desk space, creating an ideal study area.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

The first floor landing comprises of: a double glazed window to the side elevation; three ceiling light points; zone-controlled heating; dimmer switches to the light points; a central heating radiator; carpet flooring; power sockets; a loft access, and an opening through to an inner landing.

##### BEDROOM ONE

3.5m x 3.9m (11' 6" x 12' 10") - MAXIMUM MEASUREMENT  
Bedroom one comprises of: a double glazed bay window to the front elevation, with internal shutter; four ceiling light points; a central heating radiator; carpet flooring; poer sockets; a television point, and fitted storage with shelving.

##### BEDROOM TWO

3.6m x 3.1m (11' 10" x 10' 2")  
Bedroom two comprises of: loft access; carpet flooring; a ceiling light point; dual aspect double glazed windows to the rear and side elevations (with the side window having obscure glass); a central heating radiator; power sockets with USB, and two wall light points.

##### BEDROOM THREE

3.4m x 3.1m (11' 2" x 10' 2")  
Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; a central heating radiator; a telephone point, and fitted storage with shelving.

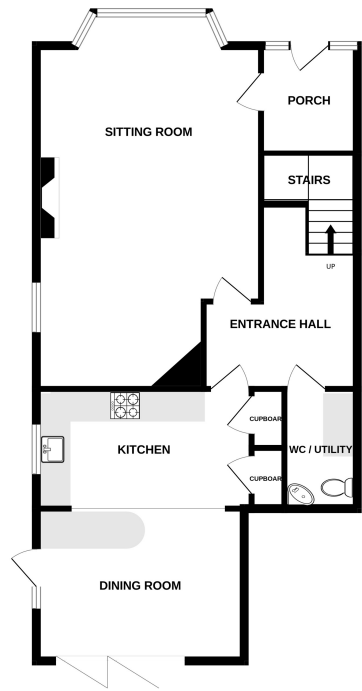
##### BEDROOM FOUR

3.25m x 3.1m (10' 8" x 10' 2")  
Bedroom four comprises of: carpet flooring; a ceiling light point; fitted shelving; a central heating radiator, and a double glazed window to the side elevation.

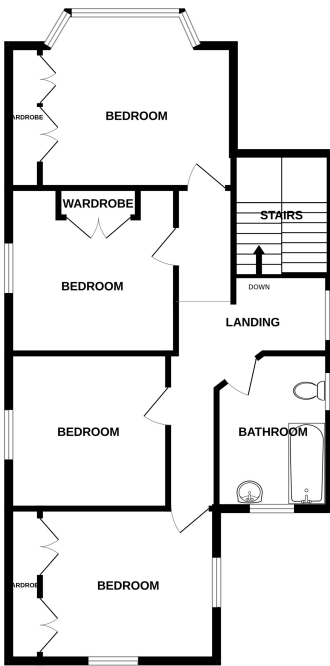
##### BATHROOM

The bathroom comprises of: tiled flooring; a ceiling light point; a ceiling extractor fan point; a double glazed windows to the side and rear elevations, both with obscure glass; a chrome towel radiator; a low level WC with low level flush; fitted vanity space; a wash hand basin with a chrome mixer tap over; and, a bath with tiled surround, and a chrome mixer tap over, as well as two additional shower attachments.

GROUND FLOOR  
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.6 sq.m.) approx.  
Made with Metropex 02025

#### OUTSIDE

##### FRONT APPROACH

The front approach comprises of: a dropped curb allowing access from the road over a pedestrian pathway, leading onto a paved driveway, providing parking for five+ vehicles; a brick wall to the front, maintaining the boundary between the pedestrian pathway and driveway; fencing to one side of the boundary and shrubbery and hedging to the other; a low maintenance stone area with growing trees and shrubbery; an electrical rolling door leading to a garage; a porch giving access to a reception room, and a double glazed door to the side elevation leading to an entrance hall.

##### GARAGE

4.9m x 2.5m (16' 1" x 8' 2")  
The garage comprises of: entry via an electric rolling door; concrete flooring; eleven ceiling light points; a single glazed window to the side elevation; a double glazed door to the rear elevation, and, power and lighting. It has also been plastered and insulated.?

##### REAR GARDEN

The rear garden comprises of: gated access via a side passage from the front of the property; another gated access via the garage; fencing along the right side of the boundary; an outdoor tap; hedging and shrubbery to the left side of the boundary; a low maintenance slated and stone bed, to which there is a tree; an Indian sandstone patio seating area; a large lawn; a fruit tree, e.g., pear, apple, etc., a timber storage shed sat on a concrete base, and further growing trees and shrubbery.



### At a glance...

- ☒ PORCH: 2.1m x 2.02m (6' 11" x 6' 8")
- ☒ LIVING AREA: 7.6m x 4.5m (24' 11" x 14' 9") - MAXIMUM MEASUREMENT
- DOWNSTAIRS WC/UTILITY: 2.5m x 1.5m (8' 2" x 4' 11") - MAXIMUM MEASUREMENT
- KITCHEN/DINING SPACE: 6m x 4.35m (19' 8" x 14' 3")
- ☒ BEDROOM ONE: 3.5m x 3.9m (11' 6" x 12' 10") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 3.6m x 3.1m (11' 10" x 10' 2")
- ☒ BEDROOM THREE: 3.4m x 3.1m (11' 2" x 10' 2")
- ☒ BEDROOM FOUR: 3.25m x 3.1m (10' 8" x 10' 2")
- ☒ GARAGE: 4.9m x 2.5m (16' 1" x 8' 2")

### And there's more...

- ☒ Popular residential area
- ☒ Close to local amenities
- ☒ In school catchment area

### 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.