

161 Hinton Road
AUCTION Hereford HR2 6BW

Price Guide £125,000 - £150,000



• Grade II listed detached property • In need of complete updating throughout. • FOR SALE BY PUBLIC AUCTION (unless previously sold) on Wednesday 4th June, 2025

Hereford 01432 343477

Ledbury 01531 631177

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'C'

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

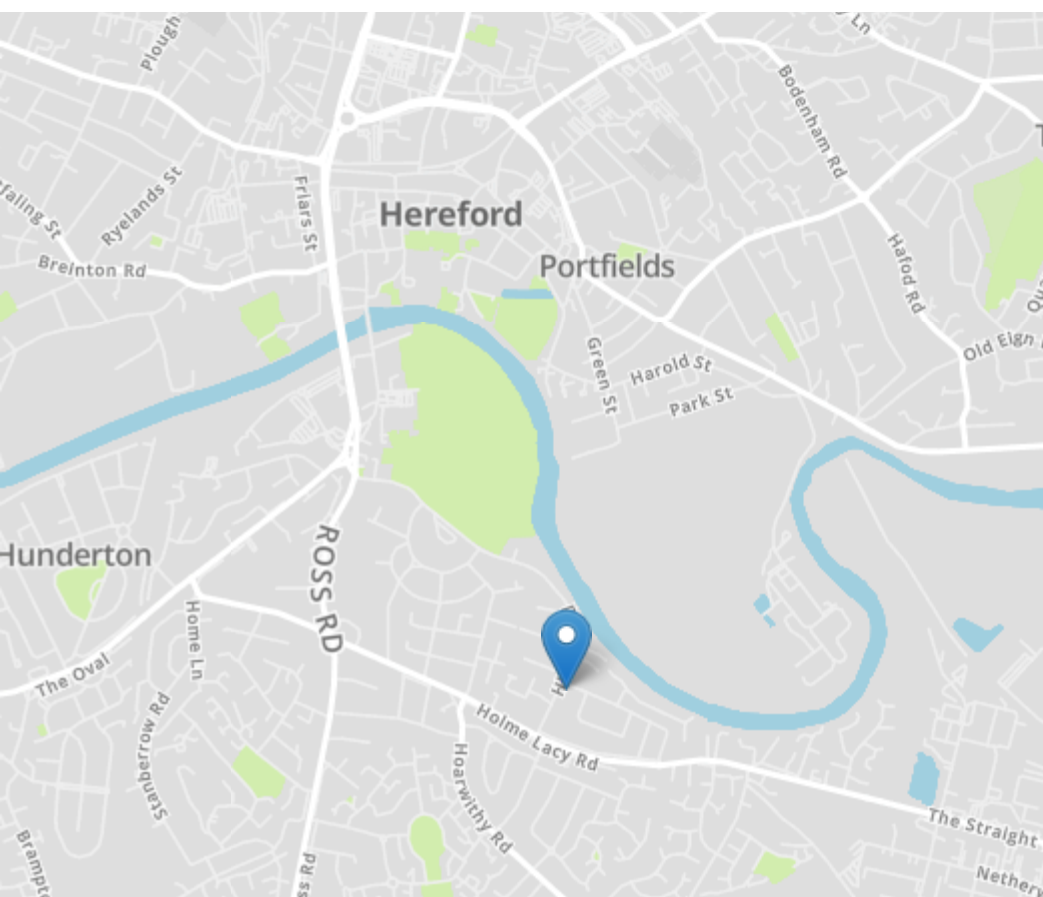
SAT (Remotely) 9.00 am - 12:30 pm

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 south on A49 towards Ross Road, turn left onto Hinton Road, at the roundabout continue straight staying on Hinton Road, at the roundabout take the first exit and the period black and white property can be found on the left hand side. For those whose use "What3words" ///proper.stick.goals





OVERVIEW

Situated 1 mile south of Hereford City, this two bedroom grade 2 listed detached, character black and white property offers ideal accommodation for an incoming purchaser to make their own mark. The property comprises living room, kitchen, two bedrooms, bathroom and a small garden to the rear. The property lies only 15 minutes walk from the City Centre via pedestrian and off-road cycle routes through the Castle Green and King George V playing fields, open green spaces offering swimming and an array of activities. Close-by are various amenities including Post Office, one stop shops, takeaways, superstore and for those who require it a regular bus service to the City. This property is being sold by Public Auction (unless previously sold).

In more detail the property comprises:

Canopy Entrance Porch

With light.
Wooden front leads to:

Entrance Hall

With tiled floor, power points, wall light points, radiator and under stairs storage cupboard.
Door leads to:

Living Room

4.35m x 4.43m (14' 3" x 14' 6") into recess.
Having three windows, two radiators, exposed wooden beams and laminate flooring. Central heating radiator
From the hall door leads to:

Cloakroom

Having tiled floor, low level WC, wash hand basin, wall light points, ceiling light point, exposed wooden beams and window.

Kitchen

3.5m x 3.16m (11' 6" x 10' 4")
Having an older style kitchen with fitted wooden working surfaces, Belfast sink, mixer tap over, a selection of wall and base units, built-in gas oven with electric 4 ring over, space and plumbing for washing machine and space for under worktop fridge/freezer, windows to both side and front, ceiling light points, wooden door to pantry cupboard with light, electric point, shelving, and telephone point.

From the entrance hall stairs leads to:

FIRST FLOOR

Landing

Having exposed wooden beams, character floorboards, skylight, radiator and telephone point.
Door to:

Bedroom 1

3.7m x 4.7m (12' 2" x 15' 5")
Having exposed character floorboards, ceiling light point, three windows to the side elevation, radiator, telephone point and power points.
Door to:

Cupboard/Wardrobe

1.08m x 1.8m (3' 7" x 5' 11")
Having exposed beams.

Bedroom 2

2.3m x 3.11m (7' 7" x 10' 2")
Having ceiling and wall light points, plumbing and space for wash hand basin with tiles over, radiator, window and built-in storage unit.

Bathroom

Having exposed character floorboards, pine door, window to side, wash hand basin with light and shaver point over, bath

with mixer taps over, low flush WC, radiator, part tiled walls and ceiling light point.

OUTSIDE

The property is accessed via a side gate with a concrete path which leads to the side entrance. The south facing garden has a wealth of shrubbery, yet secured by brick walls and fencing surround. The garden also has a storage shed.

VIEWING ARRANGEMENTS:

Viewings are strictly by appointment only with us the Agents.
Email: hereford@shandw.co.uk Phone: 01432 343477

A FULL VIDEO TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL

GUIDE PRICE

£125,000 to £150,000

FOR SALE BY PUBLIC AUCTION (unless previously sold)

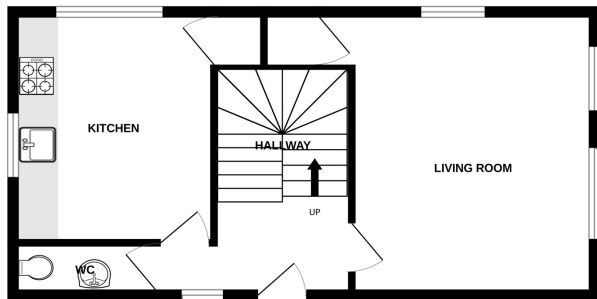
On Wednesday 4th June, 2025 at 2.30pm. In The Devereux Suite, The Green Dragon Hotel, Broad Street, Hereford HR4 9BG.

CONDITIONS OF SALE

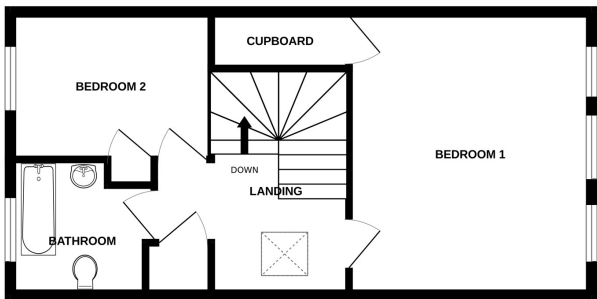
Conditions of Sale: The freehold site with cottage is sold subject to conditions of sale settled by the Vendors' Solicitors. The contract and conditions of sale will be available for inspection in the offices of the Auctioneers and Vendors' Solicitors fourteen days prior to the auction and will not be read out at the auction.
Guide Prices: The guide prices are the parameters that we believe the lot may achieve although by the very nature of the entries, actual sale prices may be higher or lower depending on the demand on the day.

The reserve prices are conditional between the Vendor and Auctioneers and cannot be disclosed.
The guide prices are given in good faith but may be changed

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.
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at any time leading up to the sale.

Money Laundering Regulations: As a result of the new Money Laundering Regulations, all successful bidders must now provide proof of identity and current address to the auctioneers immediately after the fall of the hammer before completing the sale memorandum.

VENDORS SOLICITOR:
Mrs Ellen Watkins
Coulson Read Lewis Solicitors, 1-2 Offa Street, Hereford, HR1 2LJ
Tel: 01432 357005
Email: ellen@coulsonreadlewis.co.uk



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 4.35m x 4.43m (14'3" x 14'6")
- ✓ Kitchen 3.5m x 3.16m (11'6" x 10'4")
- ✓ Bedroom 1. 3.7m x 4.7m (12'2" x 15'5")
- ✓ Small room/wardrobe 1.08m x 1.8m (3'7" x 5'11")
- ✓ Bedroom 2. 2.3m x 3.11m (7'7" x 10'2")

And there's more...

- ✓ Character period property
- ✓ Close to amenities
- ✓ Walking distance to City centre