



## 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](http://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

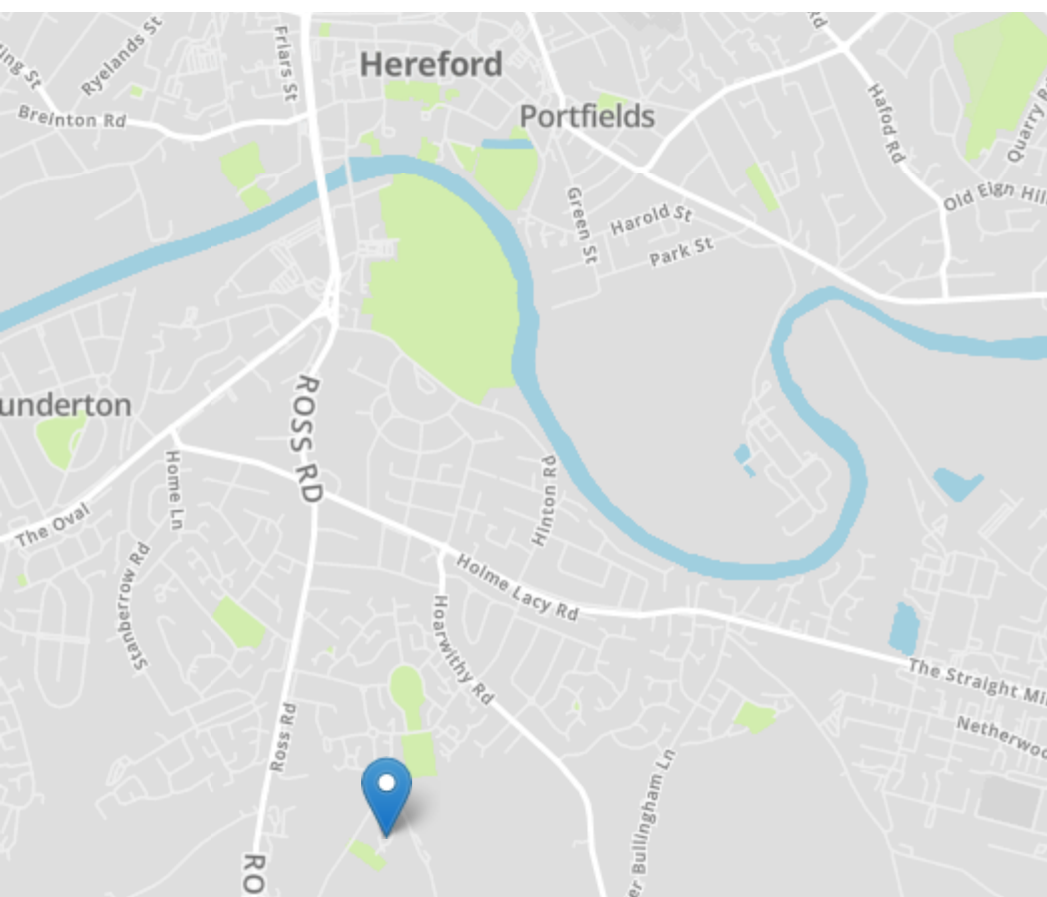
4 Thoresby Drive  
Hereford HR2 7RF

**£230,000**



## DIRECTIONS

From Hereford city proceed south on to A49 towards Ross Road, turn left onto Bullingham Lane, at the roundabout take the 2nd exit onto Bullingham Lane, at the roundabout take the 2nd exit onto Clover Piece Walk, turn right onto Thoresby Drive, and first right staying on Thoresby Drive and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //supper.token.secure



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.



- 3 bedroom semi detached house • Downstairs cloakroom • Master bedroom with en suite • Garage & off road parking • Garden

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2024

## OVERVIEW

A beautifully presented three bedroom semi detached property overlooking countryside comprises, double glazing, central heating, downstairs cloakroom, lounge/dining room, kitchen breakfast room, master bedroom with en-suite shower room, two further bedrooms, family bathroom, garden, and with off road parking.

Located south of Hereford city within easy reach of a range of local amenities to include park, shops and community centre. The property lies in an established development less than 2 miles from Hereford city centre and with great access to the A49 South and motorway links at Ross on Wye, plus local schooling.. More amenities can be found in the city itself to include colleges, cinema, leisure pool, gyms, restaurants plus plenty more.

In more detail the property comprises:  
Double glazed door leads to:

### Entrance Hall

Having carpet flooring, ceiling light point, radiator, power points and thermostat.

Door to:

### Downstairs Cloakroom

Having low level WC, carpet flooring, wash hand basin with mixer tap over, splash tiling, radiator, and double glazed obscured glass window to front elevation.

From the entrance hall door leads to:

### Lounge/Dining room

5.0m x 5.3m (16' 5" x 17' 5")

Having carpet flooring, two radiators, power points, TV point, telephone point, two ceiling light points, two wall light points, door to large under stairs storage cupboard, glazed window to the front elevation and double glazed doors to the rear elevation.

From the entrance hall door leads to:

### Kitchen/Breakfast Room

3.0m x 2.7m (9' 10" x 8' 10")

Having double glazed window and double glazed door both to the rear elevation, laminate vinyl tile flooring, a fitted kitchen comprising wall and base units, corner unit housing the Glow Worm central heating boiler, roll top working surfaces, 1.5 bowl stainless steel sink and drainer, Candy electric oven, Candy gas hob, Candy cooker hood over, space and plumbing for washing machine or dishwasher, space for fridge/freezer, and ceiling light point.

From the entrance hall carpeted stairs leads to:

## FIRST FLOOR

### Landing

Having double glazed window half way up the stairs looking onto front elevation, ceiling light point, radiator, and airing cupboard housing the Megaflo immersion heater.

Door to:

### Bedroom 1

2.6m x 4.4m (8' 6" x 14' 5") Maximum measurement.

Having two lots of built-in wardrobes both with double doors, carpet flooring, ceiling light point, radiator, and double glazed window to the rear elevation with far reaching views.

Door to:

### En-Suite Shower Room

Having tiled floor, radiator, extractor fan, spot lights, shaver point, step up mains shower cubicle with full glass door, wash hand basin with mixer tap over and splash tiling, wall mounted mirror and vanity space with LED lighting, and low level WC.

### Bedroom 2

3.3m x 2.56m (10' 10" x 8' 5") Maximum measurement.

Having carpet flooring, ceiling light point, radiator, and a double glazed window to the rear elevation with views across the Herefordshire countryside.

### Bedroom 3

1.775m x 3.0m (5' 10" x 9' 10") Maximum measurement.

Having built-in storage, carpet flooring, ceiling light point, radiator, loft access, and a double glazed window to the front elevation.

### Bathroom

## OUTSIDE

The property is approached a the front giving access onto a tamacadamed driveway for one plus vehicle, from here it leads to the garage. The front garden wraps around the front of the property with flowerbeds surrounding the perimeter of the property and two steps with a path to the front door. The rear garden is ideal for those who do not want a large garden as it is a courtyard size comprising patio entertaining concrete area. There is the advantage of an outside tap and a personal gate leading to the driveway and a fence divides the boundary to the neighbouring property and a double glazed door leads to the garage.

### Garage

2.5m x 5.0m (8' 2" x 16' 5") Maximum measurement.

Having up and over door to the front, a pitched roof which if one so desired could use of extra storage, ceiling light point, power and concrete floor.



## At a glance...

- Lounge/Dining Room 5.0m x 5.3m (16' 5" x 17' 5")
- Kitchen/Breakfast Room 3.0m x 2.7m (9' 10" x 8' 10")
- Bedroom 1. 2.6m x 4.4m (8' 6" x 14' 5")
- Bedroom 2. 3.3m x 2.56m (10' 10" x 8' 5")
- Bedroom 3. 1.775m x 3.0m (5' 10" x 9' 10")

## And there's more...

- Close to local amenities
- Countryside views
- Commutable to motorway links

## 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.