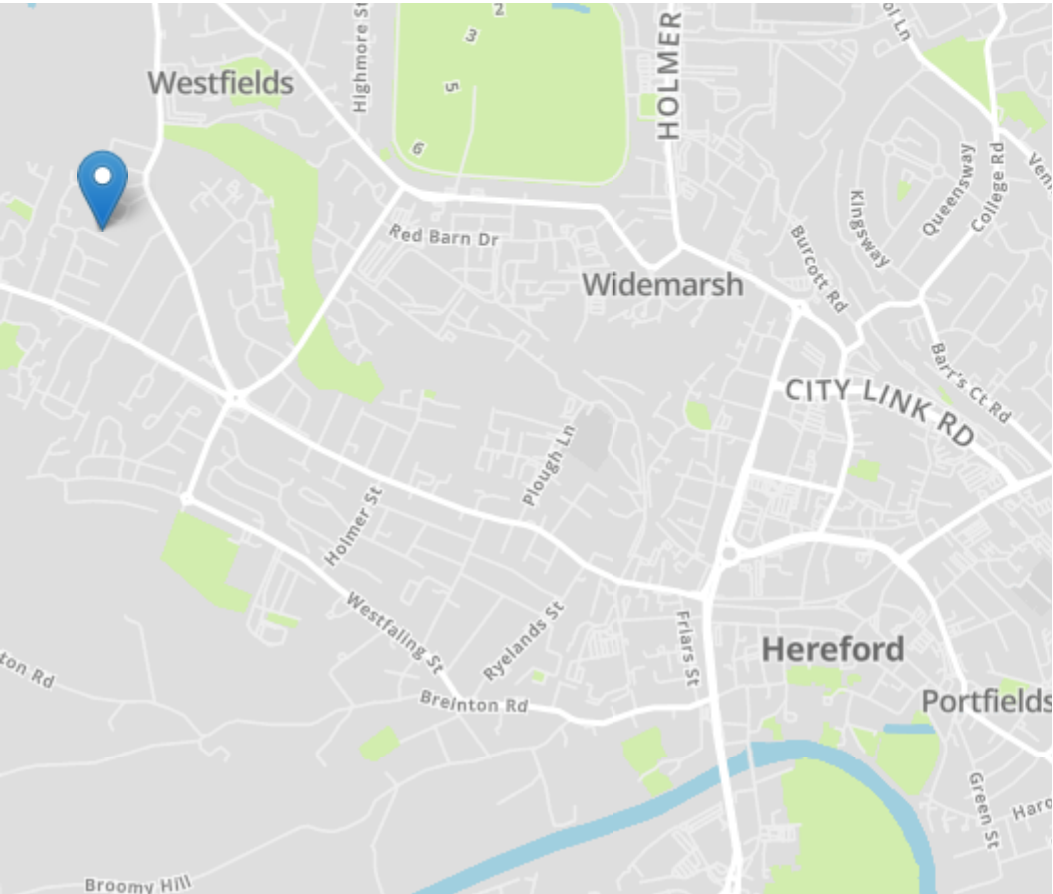




DIRECTIONS

From St Nicholas Street, continue on Barton Road, continue on Breinton Road, bear right on Westfaling Street for approx. 0.6 miles, at the roundabout, take the 3rd exit onto Wordsworth Road, at the next roundabout, take the 1st exit onto King Acre Road A438 for approx. 0.4 miles, turn right onto Hillary Drive, then turn onto Tensing Close, after approx. 350 ft the property will be on the left hand side, as indicated by the agents for sale board. For those who use what3words: ///single.string.ranks.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	68	78
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.

15 Tensing Close
Hereford HR4 0SA

£339,950



- Dormer style property • Three bedrooms • NO ONWARD CHAIN • A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Full cosmetic update required

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This dormer style bungalow benefits from a, lounge, kitchen/breakfast room, dining room, downstairs shower room, one downstairs bedroom, two upstairs bedrooms, a bathroom, driveway, garage and, front and rear garden space. This property requires a full cosmetic update, and is being sold with NO onward chain. Pleasantly located in the Kings Acre area of Hereford, approx. 1.5 miles west of Hereford City, close to a wide arrange of everyday amenities to include, shops, schools, churches, public houses, and an irregular bus service to and from Hereford City. For those that enjoy walks, there are lovely footpaths available in the area with surrounding footpaths, going up as far as Breinton.

GROUND FLOOR

RECEPTION HALL

The reception hall comprises of: entry via a single glazed door to the side elevation; two ceiling light points; carpet flooring; a central heating radiator, and an understairs storage area.

LOUNGE

3.623m x 4.5m (11' 11" x 14' 9")
The lounge comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; a coal effect gas fire; a television point; a telephone point, and two double glazed windows to the side elevation with obscure glass.

KITCHEN/BREAKFAST ROOM

4.5m x 3.25m (14' 9" x 10' 8")
The kitchen/breakfast room comprises of: carpet flooring; two ceiling light points; a central heating radiator; double glazed windows to the front and side elevations; a double glazed door to the side elevation, leading onto a side access; roll top work surfaces over fitted base units; fitted wall units; space and plumbing for a washing machine; space and plumbing for a dishwasher; a stainless steel sink and drainer, with one and a half bowl and mixer tap over; an Indesit gas hob with a cooker hood over; a Hotpoint chest height electric double oven; space for a fridge-freezer, and overhang work surfaces creating space for breakfast bar stools.

DINING ROOM

3.375m x 3m (11' 1" x 9' 10")
The dining room comprises of: carpet flooring; a ceiling light point; a central heating radiator, and double glazed patio sliding doors to the rear elevation, leading to the rear garden.

DOWNSTAIRS SHOWER ROOM

The downstairs shower room comprises of: carpet flooring; a double glazed window to the side elevation with obscure glass; a corner shower cubicle, with glass sliding doors, fully tiled surround, and mains shower unit; a low level WC; a wash hand basin with a chrome mixer tap over; a wall-mounted central heating Worcester combi boiler, and a ceiling light point.

BEDROOM THREE

Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear

elevation, and power points.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: access via a carpeted staircase; a ceiling light point; carpet flooring; thermostat control, and an airing cupboard which houses the electric immersion heater and water tank.

BEDROOM ONE

4.58m x 3.5m (15' 0" x 11' 6")
Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a central heating radiator; a built-in wardrobe with a hanging rail and shelving; eave storage points; power sockets, and a television point.

BEDROOM TWO

3m x 3.5m (9' 10" x 11' 6")
Bedroom two comprises of: carpet flooring; a ceiling light point; loft access; a central heating radiator; a double glazed window to the rear elevation; a wardrobe space with a sliding door and shelving; eave storage; power sockets, and a television point.

BATHROOM

The bathroom comprises of: carpet flooring; a single glazed window to the side elevation with obscure glass; a low level WC with high level flush; a wash hand basin with hot and cold taps over; splash tiling; a bath with hot and cold taps over and partly tiled surround; a central heating radiator, and a ceiling light point.

OUTSIDE

FRONT APPROACH

The front approach comprises of: a dropped curb allowing access onto a driveway; an under canopy area; an up and over door through the the garage; a small garden; an outdoor tap; lawn and shrubbery; side gated access, and a single glazed door to the side elevation giving access into the property.

GARAGE

7.25m x 2.635m (23' 9" x 8' 8")
The garage comprises of: concrete flooring; power and lighting; a television point; an up and over door to the front elevation; a single glazed window to the side elevation, and a double glazed timber door to the side elevation giving access to the rear garden.

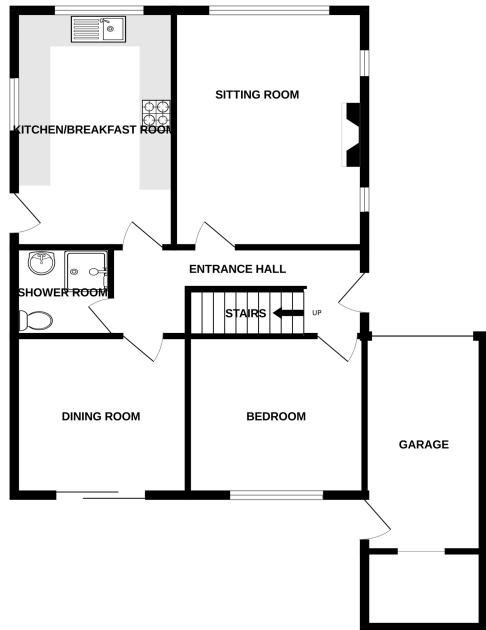
REAR GARDEN

The rear garden comprises of: a patio seating area; a lawn; shrubbery and flower bed surround; hedging; a concrete path separating the garden; a vegetable plot with a greenhouse, and a laid patio.

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.

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 sq.m.) approx.
Made with Metropix ©2025



At a glance...

- ✓ LOUNGE: 3.623m x 4.5m (11' 11" x 14' 9")
- KITCHEN/BREAKFAST ROOM: 4.5m x 3.25m (14' 9" x 10' 8")
- DINING ROOM: 3.375m x 3m (11' 1" x 9' 10")
- BEDROOM ONE: 4.58m x 3.5m (15' 0" x 11' 6")
- BEDROOM TWO: 3m x 3.5m (9' 10" x 11' 6")
- GARAGE: 7.25m x 2.635m (23' 9" x 8' 8")

And there's more...

- ✓ Dormer-style bungalow
- ✓ Close to local amenities
- ✓ Upstairs and Downstairs bedrooms