



DIRECTIONS

Proceed south on Victoria Street/A49; turn right onto Barton Road and continue you for 0.5miles; turn slightly right onto Westfaling Street and continue for 0.6miles; at the roundabout, take the 3rd exit onto Wordsworth Road and continue for 0.2miles; at the roundabout, take the 2nd exit onto Three Elms Road/A110, and continue for 0.9miles; turn left onto Tillington Road and continue for 0.2miles; turn left onto A4103 and continue for 200ft; turn right onto Tillington Road and continue for 110ft; turn right to stay on Tillington Road, in 100ft, the property will be on your left hand side,



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	64	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	64	80
(1-20)	G		
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.

Kinvarra, 2, Hospital Houses
Burghill Hereford HR4 7RD

£310,000



• Three bedrooms • Recently renovated • Semi-detached house • Off-road parking • Good-sized plot

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

This three-bedroom, semi-detached, period property in Burghill, located just off of Roman Road, has been recently renovated with further potential in the kitchen and utility, as well as potential for an extension. This very well presented property benefits from lots of period features, a good sized plot, a dining room, a lounge, a kitchen, a downstairs WC, three bedrooms, a shower room, and lots of garden space. Pleasantly located on the north of Hereford, this property is close to a range of local amenities to include, schools, public houses, supermarkets, gyms, convenience stores and more.

GROUND FLOOR

RECEPTION HALL

Entering a door to the side elevation, we enter into the reception hall which comprises of: tall ceilings; a double glazed sash-style window to the front elevation; recently laid LVT flooring; an internet point; power points; under stairs pull-out storage drawers; two ceiling light points, and a central heating radiator.

INNER HALL

Off of the reception hall, there is an inner hall which comprises of: a storage closet with a hanging rail; a central heating radiator; continued LVT flooring; a ceiling light point; an opening leading to the central reception room/dining room, and an internal sliding door leading to the downstairs WC.

DOWNSTAIRS WC

The downstairs WC comprises of: continued LVT flooring, high flush, low level WC, and a wash hand basin with hot and cold tap over, as well as splash tiling.

DINING ROOM

2.8m x 3.6m (9' 2" x 11' 10")
The central reception room/dining room comprises of: an open feature-fire; fitted storage either side of the chimney breast; carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the rear elevation, and a doorway that opens through to the kitchen.

LOUNGE

3.5m x 4m (11' 6" x 13' 1")
The lounge comprises of: continued LVT flooring; a drop down ceiling light point; a double glazed sash-style window to the front elevation; fitted storage either side of the brick chimney breast; a log burning stove within the chimney breast; a central heating radiator, and a door that leads to a central reception room/dining room

KITCHEN

2.8m x 2.35m (9' 2" x 7' 9")
The kitchen comprises of: lino flooring, a ceiling light point; a single glazed window to the side elevation; fitted kitchen with wall and base units; roll top work surfaces over the base units; splash tiling; a stainless steel sink and drainer with hot and cold taps over; space for an electric oven; a central heating radiator; power sockets over the base units, and a door to the side elevation, leading to the rear garden.

UTILITY

2.25m x 2.1m (7' 5" x 6' 11")
The utility comprises of: a folding door from the kitchen giving access into the utility; a fully tiled floor; partly tiled walls; a central heating radiator; space for a fridge-freezer; space and plumbing for a washing machine, with a freestanding work surface over; a double glazed window to the side elevation with obscure glass, and a central heating boiler in the corner of the room.

FIRST FLOOR

FIRST FLOOR LANDING

The split-level landing comprises of: a staircase with a carpet runner giving access from the reception hall; a ceiling light point; a double glazed sash-style window to the side elevation, and an overall bright space.

BEDROOM ONE

4m x 3m (13' 1" x 9' 10")
Bedroom One comprises of: exposed wooden floorboards; an open feature-fireplace; a double glazed sash-style window to the front elevation; a ceiling light point; decorative paneling, and a central heating radiator.

BEDROOM TWO

4m x 2.715m (13' 1" x 8' 11")
Bedroom two comprises of: carpet flooring; an open feature-fireplace; a ceiling light point; two wall light points, and a single glazed sash-style window to the rear elevation, overlooking the garden.

BEDROOM THREE

2.75m x 2.71m (9' 0" x 8' 11")
Bedroom three comprises of: exposed wooden floorboards; a central heating radiator; a double glazed sash-style window to the side elevation; a ceiling light point; a television point; a telephone point, and fitted storage with doors, drawers, and hanging rails.

SHOWER ROOM

The shower room comprises of: tiled flooring; a fully tiled corner shower cubicle, with a brass mains shower unit, as well as two shower heads and glass sliding doors; a wash hand basin with a mixer tap over; a wall light point; a ceiling extractor fan; a low level WC, and a double glazed window to the rear elevation with obscure glass.

OUTSIDE

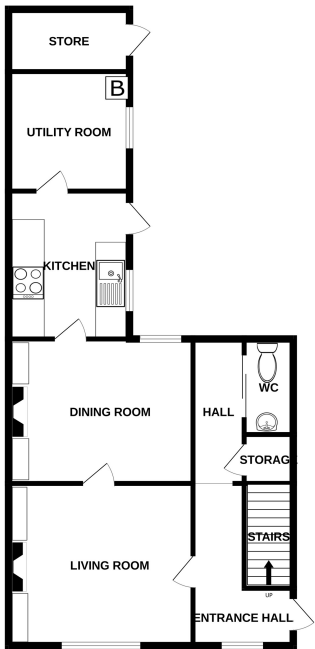
FRONT OF THE PROPERTY

The front of the property comprises of: a dropped curb allowing access onto a tarmac driveway, which has space for three+ vehicles; a split lawn with the driveway through the middle, each side has hedges surrounding, and the right-hand side of the lawn has raised flower beds too; a gated entrance allowing access onto the driveway; fencing separating the front and rear garden spaces, as well as a fencing allowing access between the two; there is an EV charging point, and there are two steps leading to the entrance of the property.

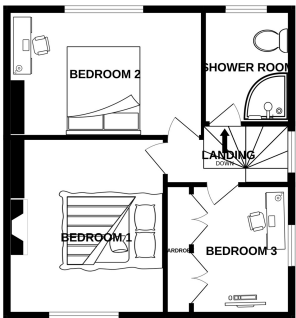
REAR OF THE PROPERTY

The rear of the property comprises of: an access through to the rear garden via the kitchen, as well as the access via the gate from the front of the property; a tarmac seating area; planted trees and shrubbery; fencing and hedges to the boundary lines; large lawn areas, with fantastic further potential, and a concrete path surrounding some of the lawn space.

GROUND FLOOR



1ST FLOOR



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At a glance...

☒ Dining Room: 2.8m x 3.6m (9' 2" x 11' 10")

Lounge: 3.5m x 4m (11' 6" x 13' 1")

Kitchen: 2.8m x 2.35m (9' 2" x 7' 9")

Utility: 2.25m x 2.1m (7' 5" x 6' 11")

Bedroom One: 4m x 3m (13' 1" x 9' 10")

Bedroom Two: 4m x 2.715m (13' 1" x 8' 11")

Bedroom Three: 2.75m x 2.71m (9' 0" x 8' 11")

And there's more...

☒ Good sized plot

☒ Potential for extension

☒ Close to a range of local amenities

☒ Off road parking

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.