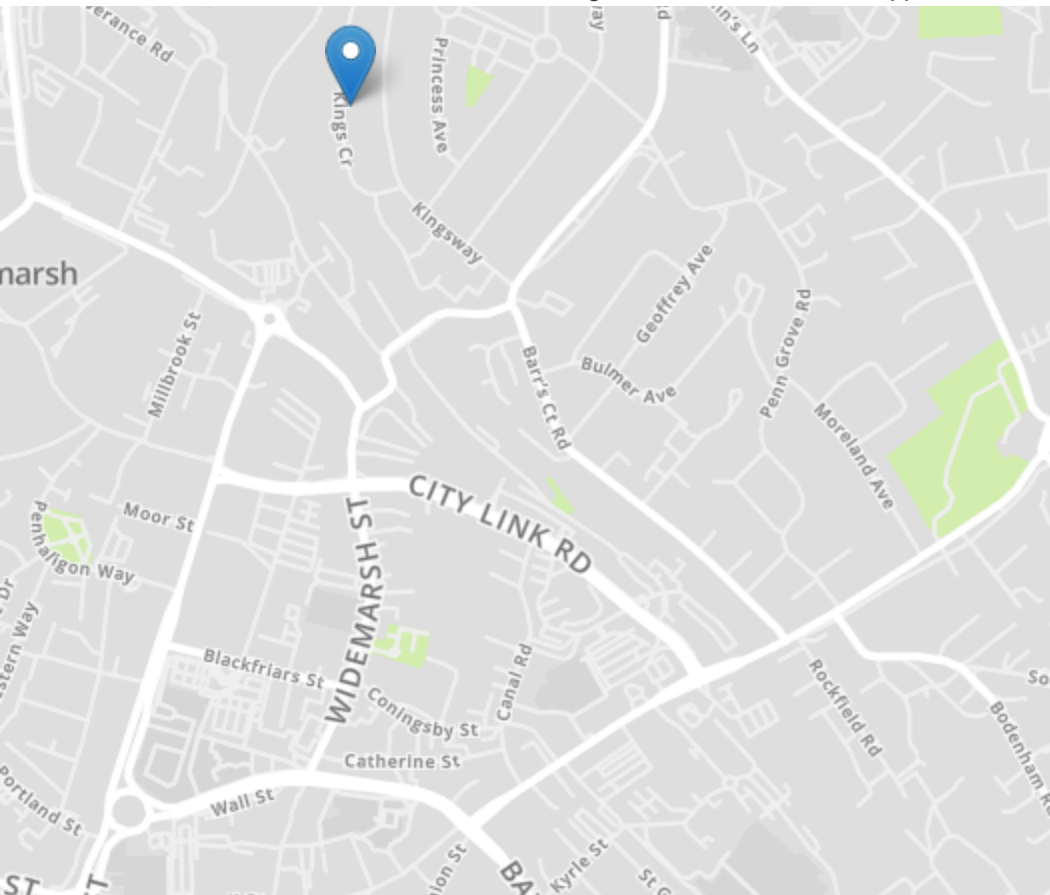




DIRECTIONS

Proceed north on Victoria Street/A49, and continue for approx. 0.3miles; at the roundabout, take the first exit onto Edgar Street/A49, and continue for approx. 0.3miles; turn right onto Hereford City Link Road/A465, and continue for approx. 0.1mile; turn left onto Widemarsh Street/B4359, and continue for approx. 350ft; at the roundabout, take the second exit to stay on Widemarsh Street, and continue for approx. 400ft; turn right onto Burcott Road, and continue for approx. 0.1mile; at the roundabout, take the first exit onto College Road, and continue for approx. 120ft;



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services are connected to the property.

Outgoings

Council tax band 'B'.

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	85
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(39-54)	E	
(21-38)	F	
(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.

4 Kings Crescent
Hereford HR1 1GY

£200,000



- A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- NO ONWARD CHAIN
- Two bedrooms • Mid-terraced • Off road parking

Hereford 01432 343477

Ledbury 01531 631177



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

OVERVIEW

This two bedroom mid-terraced property is being offered for sale with NO onward chain, and benefits from: a kitchen/diner; lounge; bathroom; two bedrooms; off-road parking for one vehicle, as well as front and rear garden space. This property has been very well-maintained over the years. Located within walking distance to Hereford City centre, approximately 1.5 miles northeast of the city, with amenities near-by to include takeaway, shops/post office, one stop store, train station, hospital, colleges, schools and for those who use it, a bus service to the City itself.

GROUND FLOOR

ENTRANCE LOBBY

The entrance lobby comprises of: entry via the double glazed door to the front elevation; a ceiling light point; a central heating radiator; tiled flooring, and a telephone point.

KITCHEN/DINER

3.635m x 3.832m (11' 11" x 12' 7") - MAXIMUM MEASUREMENT
The kitchen/diner comprises of: tiled flooring; a double glazed window to the front elevation; a wall extractor fan; a wall-mounted central heating

boiler; fitted kitchen in L-shape surrounding the room; roll top work surfaces over fitted base units; fitted wall units; space and plumbing for a washing machine; space for an appliance (e.g., fridge-freezer); an electric oven; a four-ring gas hob with a cooker hood over; stainless steel sink and drainer with one bowl and a chrome mixer tap over; a central heating radiator, and a ceiling light point.

LOUNGE

3.658m x 4.371m (12' 0" x 14' 4") - MAXIMUM MEASUREMENT
The lounge comprises of: laminate flooring; a ceiling light point; a blocked off fireplace; an electric fire; a central heating radiator; double glazed patio sliding doors leading to the rear garden; power points; a television point, and a fitted carpet to staircase leading to the first floor landing.

FIRST FLOOR

FIRST FLOOR LANDING

The landing comprises of: loft access; a ceiling light point; carpet flooring, and access to the two bedrooms and bathroom.

BEDROOM ONE

3.845m x 3.65m (12' 7" x 12' 0") - MAXIMUM

MEASUREMENT

Bedroom one comprises of: laminate flooring; a ceiling light point; a central heating radiator; a double glazed window to the front elevation, and an arch way leading into a storage space that used to be an en-suite.

Storage space is comprising of: plumbing and service are her to be reinstated; a ceiling point; an extractor fan; tiled surround (shower cubicle); a work surface, and storage units.

BEDROOM TWO:

1.84m x 3m (6' 0" x 9' 10")
Bedroom two comprises of: a ceiling light point; carpet flooring; a central heating radiator; a double glazed window to the rear elevation, and a doorway that open up over the stair bulkhead - leading to storage space/airing cupboard.

BATHROOM

The bathroom comprises of: tiled flooring; a chrome towel radiator; a low level WC; a wash hand basin with hot and cold chrome taps over; splash tiling; a wall mounted mirror; a double glazed window to the rear elevation with obscure glass; a ceiling light point; a large shower cubicle with a glass sliding door, shower paneling, and an electric shower unit.



OUTSIDE

FRONT APPROACH

The front approach comprises of: a dropped curb allowing access over a pedestrian pathway, onto a tarmac driveway; gated access to the rear garden; a pathway leading the front door; a garden space that is laid to lawn - with potential to convert into further parking; shrubbery; a small bin store area; an outer canopy over the access into the property.

REAR GARDEN

The rear garden space comprises of: access via patio doors; a decked area; some artificial grass; a small patio seating area; fencing surrounding the boundary; entry to the front approach via a gated access, and a storage shed of timber construction.



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...

- ✔ KITCHEN/DINER: 3.635m x 3.832m (11' 11" x 12' 7") - MAXIMUM MEASUREMENT
- LOUNGE: 3.658m x 4.371m (12' 0" x 14' 4") - MAXIMUM MEASUREMENT
- BEDROOM ONE: 3.845m x 3.65m (12' 7" x 12' 0") - MAXIMUM MEASUREMENT
- BEDROOM TWO: 1.84m x 3m (6' 0" x 9' 10")

And there's more...

- ✔ Close to local amenities.
- ✔ Popular residential area.
- ✔ Walking distance to the train station, colleges, the Hereford County Hospital.