



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

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.

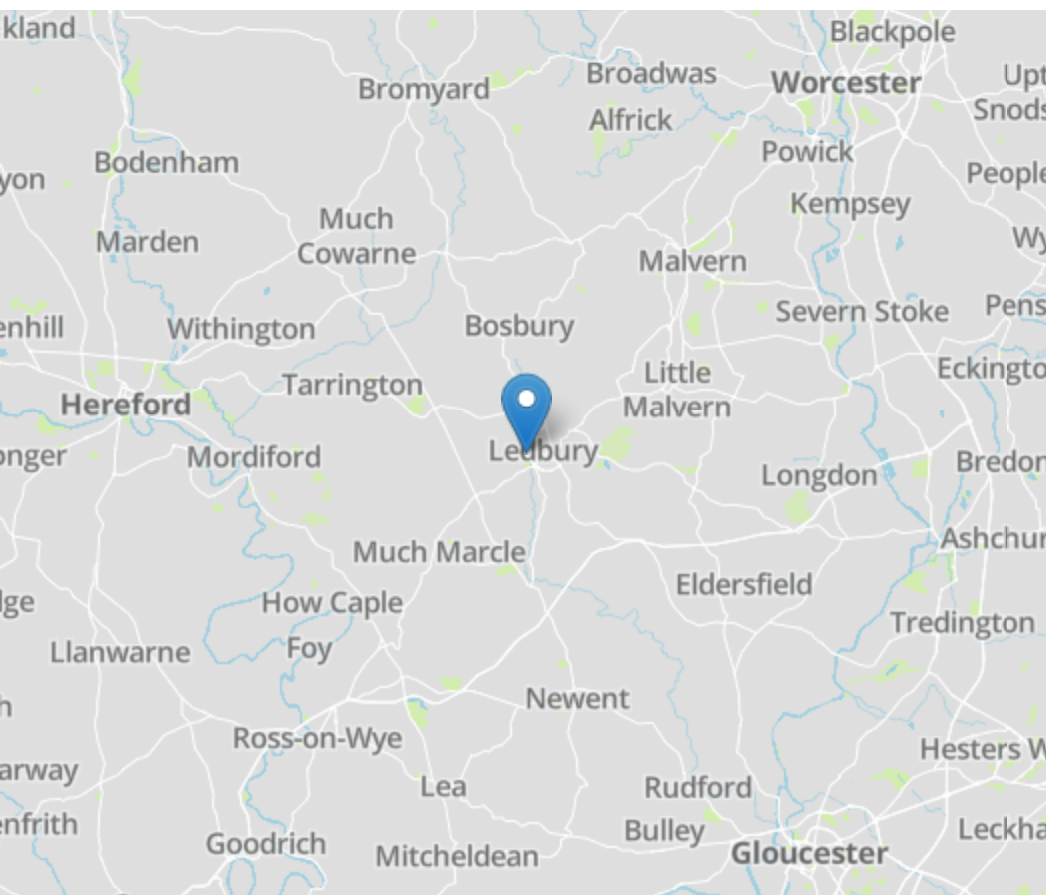
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

31 Hallwood Drive
Ledbury HR8 2FY
£245,000



DIRECTIONS

From our office turn right into Bye Street, continue onto Bridge Street then Lower Road turn right into Childer Road, take the first left into Hallwood Drive, at the T junction turn right and the property can be found on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.



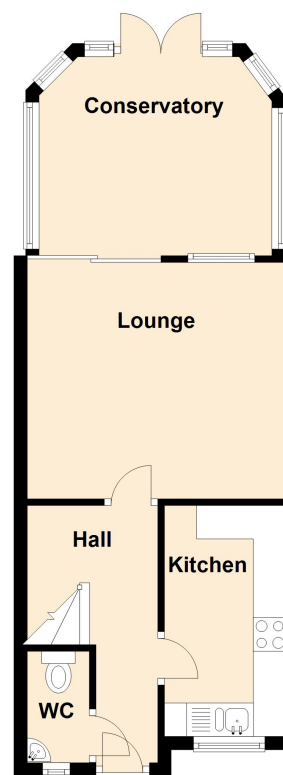
- Set in a cul-de-sac location.
- Immaculately Presented Semi-Detached House.
- Conservatory.
- Two Double Bedrooms.
- Easily Maintained Garden.
- Off Road Parking.

Hereford 01432 343477

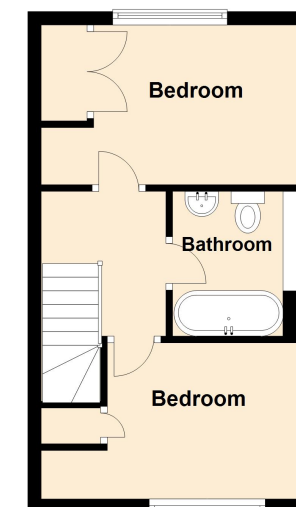
Ledbury 01531 631177



Ground Floor
Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor
Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 sq. feet)

31 Hallwood Drive

Situation and Description

31 Hallwood Drive is situated in a popular residential location within easy walking distance of the town centre. The property offers immaculately presented accommodation throughout to include kitchen, lounge, conservatory, two double bedrooms, bathrooms, easily maintained garden with useful workshop/shed, off road parking.

In more detail the accommodation comprises:

Ground Floor

Entrance Hall

with radiator, power points, understairs storage cupboard, doors to:

Cloakroom

with window to front, low flush w.c., pedestal wash basin, tiled splashbacks.

Kitchen

6' 6" x 11' 5" (1.98m x 3.48m) with window to front, range of laminate worktops with cupboards and drawers under inset stainless steel sink with drainer, built-in four ring gas hob with oven under and extractor hood over, eye level wall cupboards, integrated dishwasher, space for fridge/freezer and washing machine, tiled splashbacks, radiator, power points.

Lounge

11' 7" x 13' 2" (3.53m x 4.01m) with sliding doors and window to rear, radiator, power points, T.V point.

Conservatory

9' 8" x 11' 10" (2.95m x 3.61m) with double doors to rear opening onto the garden, tiled flooring, power points, ceiling fan.

First Floor

Landing

with window to side, hatch to roof space, power points. Doors to:

Bedroom One

13' 2" x 7' 10" (4.01m x 2.39m) with window to rear, radiator, power points, door to built-in wardrobe.

Bedroom Two

13' 2" x 10' 0" (4.01m x 3.05m) with window to front, radiator, power points.

Bathroom

with panelled bath with shower over, low flush w.c., pedestal wash basin tiled splashbacks, ladder style radiator, extractor fan.

Outside

Approach

The property is approached from Hallwood Drive via a tarmac driveway leading to the front door.

Garden

The rear garden can be accessed via a wooden side gate and comprises a gravelled seating area with well stocked shrub and floral beds, a useful Workshop/Shed with power connected, steps lead to a further gravelled space and small shed. The garden is fenced on all sides.

Like the property?

Just call into the office or give us a call on 01531 631177, 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
6'5 x 11'5 (1.98m x 3.48m)
- Lounge
13'2 x 11'7 (4.01m x 3.53m)
- Conservatory
9'8 x 11'10 (2.95m x 3.61m)
- Bedroom One
13'2 x 7'10 (4.01m x 2.39m)
- Bedroom Two
13'2 x 10' (4.01m x 3.99m)

And there's more...

- Immaculately Presented.
- Semi-Detached House.
- Conservatory.
- Two Bedrooms.
- Easily Maintained Garden.
- Off Road Parking.