

10 Clive Street
Hereford HR1 2SB

£269,950



• 3 bedroom character semi detached property • Cellar, two reception rooms, kitchen/breakfast room • Gas central heating

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

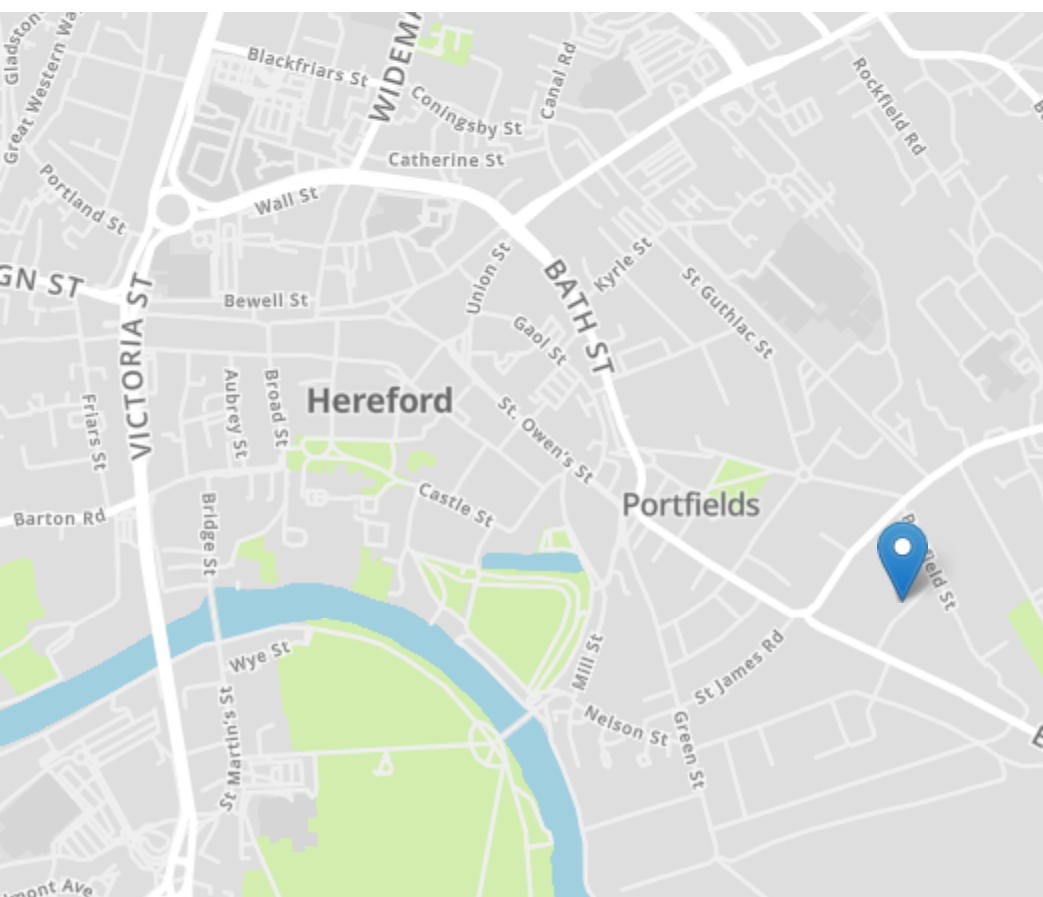
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	58	82
EU Directive 2002/91/EC		

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.



DIRECTIONS

From Hereford City proceed east onto A438 St Owen's Street, turning right onto Eign Road, turn left onto Clive Street, and the property can be found on the right hand side as indicated by Agents For Sale board. For those who use 'What3words'///item.simply.barks



Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Situated in a popular residential area and within walking distance of Hereford City, this delightful three bedroom semi detached property offers the following accommodation; gas fired central heating, entrance hall, reception room, second reception/dining room, kitchen/breakfast room, cellar, 3 bedrooms, family bathroom and garden. Clive Street is located to the east of Hereford City centre in the Portfields residential area, and within the locality there are a range of local amenities, but with Hereford being only walking distance away offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

In more detail the property comprises:
Single glazed door at the front elevation leads to:

Entrance Hall

With radiator, nice high ceilings, ceiling light point, carpeted flooring, and door to cellar.
Door to:

Reception Room

4.318m x 3.75m (14' 2" x 12' 4") into bay window.
With bay window which is single glazed but has had secondary glazing installed on the inside, picture rails, carpet flooring, ceiling light point, 3 wall light points, electric fire fitted in front of a blocked off fireplace, and radiator.

Second Reception/Dining Room

3.0m x 4.0m (9' 10" x 13' 1")
With open fire, picture rails above, timber framed double glazed french doors to the rear garden, radiator, ceiling light point, and internal obscured glass window through to the entrance hall.

Kitchen/Breakfast Room

3.0m x 6.0m (9' 10" x 19' 8")
With lino flooring, 2 ceiling light points, radiator, fitted kitchen comprising; wall and base units, lighting under wall units, single bowl stainless steel sink bowl, with mixer tap over, tiles over the working surfaces, Neff electric base double oven, Neff electric hob, Worcester combi boiler serving central heating and hot water, single glazed sash windows to side elevation with secondary glazing added, and double glazed window to the rear elevation.

Rear Porch

Having timber framed single glazed glass door to outside, hanging hooks, ceiling light point, continued lino flooring from the kitchen/breakfast room, internal obscured glass window letting light through from the kitchen.

From the entrance hall a door leads down to:

Cellar

5.0m x 3.6m (16' 5" x 11' 10")
With stairs going down, comprising electrical, gas meters, power and lighting. Would have potential to create a room subject to the necessary requirements.

From the entrance hall stairs, with fitted carpet, lead to:

FIRST FLOOR

Landing

With stairs that split, and comprising of fitted storage, loft hatch with obscured glass, and borrowed light from the attic area, and steps leading upto:

Second Landing

With door to:

Bedroom 1

5.0m x 3.7m (16' 5" x 12' 2")
With exposed wooden floor boards, blocked off fireplace, radiator, and single glazed two sash windows to the front elevation with secondary glazing added.

Bedroom 3

3.6m x 3.0m (11' 10" x 9' 10")
With a sliding door that gives access to this room giving added room, radiator, carpet flooring, ceiling light point, and single glazed sash window to the rear with secondary glazing added.

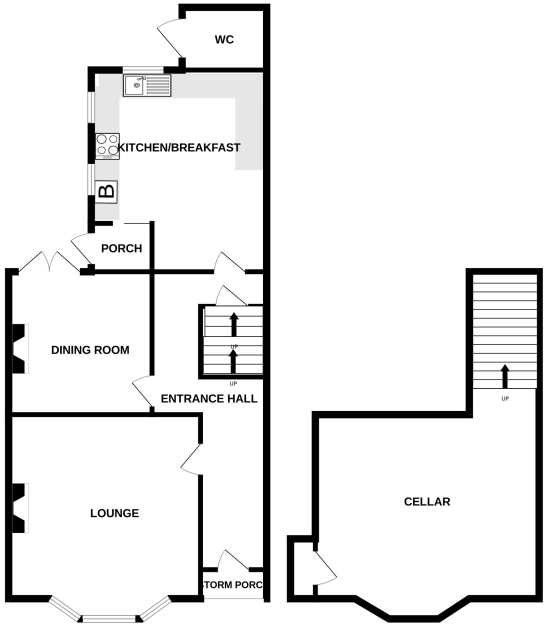
Bathroom

Having lino flooring, radiator, ceiling light point, low level WC, wash hand basin with hot and cold tap over, electric shower unit over the bath which also has mixer tap and shower attachment, shaver point, and single glazed obscured glass window to the side elevation which has had secondary glazing installed.

Bedroom 2

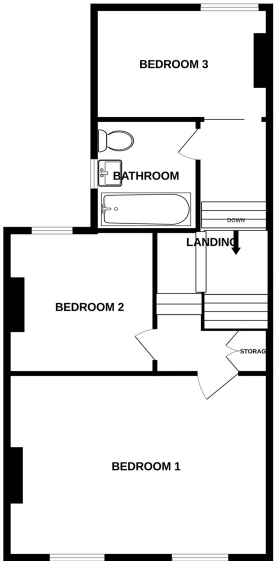
4.0m x 3.0m (13' 1" x 9' 10")
Accessed from the other landing and being of a good size. Comprising a blocked off fireplace, recess either side, carpet flooring, ceiling light point, radiator, and single glazed sash window to the rear elevation with secondary glazing added.

GROUND FLOOR



Made with Metropix ©2025

1ST FLOOR



OUTSIDE

There are two access gates at the front elevation which the one access way leads to the front door and from here there is a side access around the property with another gate that opens onto a concrete pad area which is also access from the dining room via double glazed doors. From here there is access to the rear porch and there is also access to a rear outside WC. The rear east facing rear garden has an ornate flower bed which runs parallel with next doors boundary fencing and from here a lawned area and shrubbery and flower beds and a vegetable plot. The garden has hedging at the rear and fencing either side, plus a timber and felt roofed storage shed, trees and a stone/concrete path.

Outside WC

With lino flooring, ceiling light point, power and single glazed window.



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...

✔ Reception Room 4.318m x 3.75m (14' 2" x 12' 4")

Second reception/Dining Room 3.0m x 4.0m (9' 10" x 13' 1")

Cellar 5.0m x 3.6m (16' 5" x 11' 10")

✔ Bedroom 1. 5.0m x 3.7m (16' 5" x 12' 2")

Bedroom 2. 4.0m x 3.0m (13' 1" x 9' 10")

Bedroom 3. 3.6m x 3.0m (11' 10" x 9' 10")

And there's more...

- ✔ Popular residential location
- ✔ Walking distance to City
- ✔ Close to local amenities