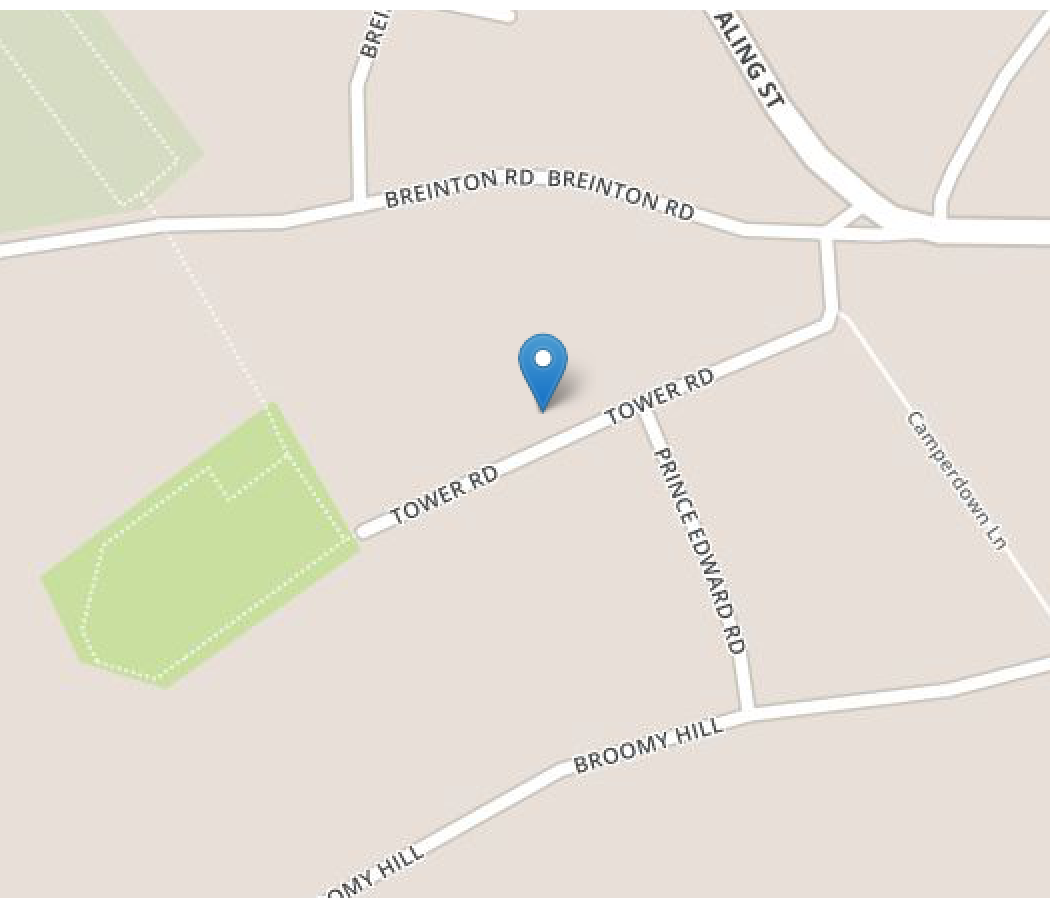




DIRECTIONS

From King Street proceed into Barton Road leading into Breinton Road. After 500 yards turn right into Tower Road where the property will be found on the left hand side.



GENERAL INFORMATION

Tenure

Freehold.

Services

All mains services

Outgoings

Council Tax Band 'F' - £2459

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@stookehillandwalshe.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@stookehillandwalshe.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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 2.00 pm



11 Tower Road
Hereford HR4 0LF

£399,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

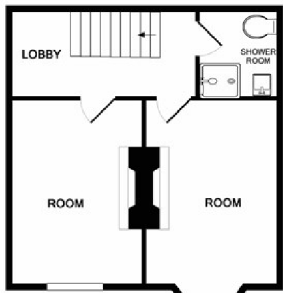
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.

• Nine bedrooms • Sought after area • Ample off road parking • Imposing Victorian house

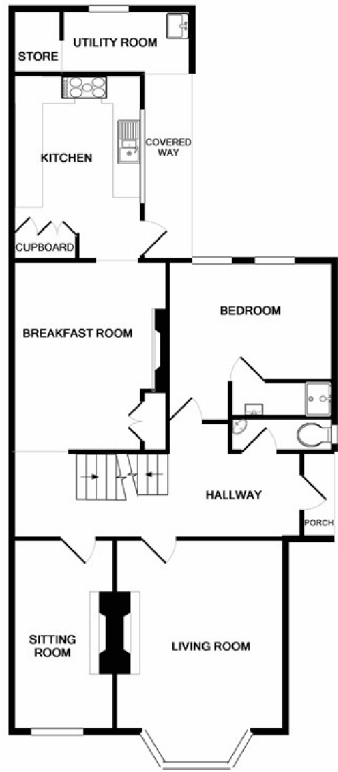
Hereford 01432 343477

Ledbury 01531 631177

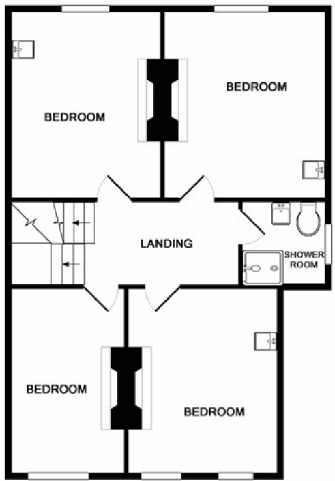
Stooke
Hill and
Walshe
.co.uk



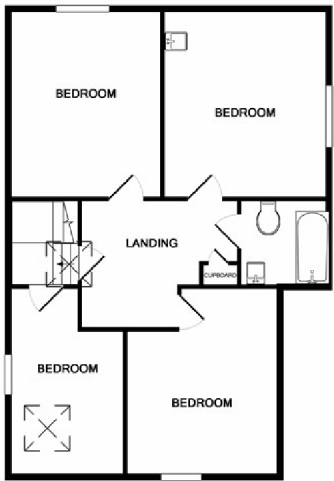
BASEMENT LEVEL
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1001 SQ.FT.
(93.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 737 SQ.FT.
(68.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 739 SQ.FT.
(68.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2878 SQ.FT. (267.4 SQ.M.)
Made with Mapbox ©2017

GROUND FLOOR

Entrance Porch

with uPVC front door and side panel to:

Reception Hall

with radiator, Victorian tiled floor and power points. Door to:

Lounge

with exposed original pine floor boards, feature fireplace with woodburning stove, bay window with outlook to front, double panelled radiator, coving and power points.

Sitting Room

with feature fireplace, exposed pine flooring, window to front, coving and power points.

Breakfast Room

with quarry tiled floor housing the Stelrad freestanding gas fired central heating boiler servicing domestic hot water and central heating, china cupboard, radiator and power points.

Kitchen

fitted with a range of units comprising laminated working surface with base units under, space for range style cooker, large stainless steel extractor canopy over, range of eye level wall cupboards, built-in store cupboards, door to outside and covered area. Further access to:

Utility Area

3.21m x 1.54m (10' 6" x 5' 1") with power points, plumbing for washing machine.

Stairs from the reception hall lead to:

Basement

Hallway

with laminate flooring. Door to:

Shower Room

with shower cubicle having electric shower, pedestal wash hand basin, Saniflow low flush W.C., part tiled walls.

Front Room 1

5.34m x 3.75m (17' 6" x 12' 4") with window to front, laminate flooring, wall lights and night storage heater.

Front Room 2

2.56m x 4.60m (8' 5" x 15' 1") with night storage heater, power and light (this area does require tanking and updating).

Downstairs Cloakroom

with low flush W.C., wash hand basin, tiled walls.

Inner Lobby

with door to:

Ground Floor Bedroom

with radiator, period fireplace, windows to rear.

Ensuite Shower Room

with shower cubicle having Triton electric shower, pedestal wash hand basin.

A period staircase from the reception hall leads to:

FIRST FLOOR

Landing

Bedroom 2

having period fireplace, built-in wardrobe, pedestal wash hand basin, dual windows with outlook to front and power points.

Bedroom 3

with radiator, fireplace, wash hand basin, window to rear.

Bedroom 4

with radiator, wash hand basin with tiled splashback, window to rear.

Bedroom 5

with radiator, period fireplace, window to front.

Shower Room

with double shower cubicle with shower, bidet, low flush W.C., wash hand basin. Towel rail/radiator. Part tiled walls. Staircase to:

SECOND FLOOR

Inner Landing

Door to:

Bedroom 6

with period fireplace, radiator. Window.

Bedroom 7

with period fireplace, power points, wash hand basin, window to side.

Bathroom

with sky light, low flush W.C., pedestal wash hand basin. Radiator.

Bedroom 8

with radiator, window to front, wash hand basin, power points.

Bedroom 9

with radiator, power points and sky light.

OUTSIDE

Garden area

The property is approached to the front over a tarmacadam driveway to the side and rear providing car parking area. The front garden area has been gravelled for ease of maintenance with ornamental walling.

To the rear is a tarmacadam area, bike store and ample space for storage.



At a glance...

- ✓ Lounge
3.78m x 5.43m (12' 5" x 17' 10')
- ✓ Sitting Room
4.64m x 2.61m (15' 3" x 8' 7")
- ✓ Breakfast Room
4.21m x 3.31m (13' 10" x 10' 10')
- ✓ Kitchen
4.11m x 3.33m (13' 6" x 10' 11')
- ✓ Ground Floor Bedroom
3.71m x 3.2m (12' 2" x 10' 6')
- ✓ Bedroom 2
4.58m x 3.33m (15' 0" x 10' 11')
- ✓ Bedroom 3
4.22m x 3.66m (13' 10" x 12' 0')
- ✓ Bedroom 4
4.22m x 3.69m (13' 10" x 12' 1')
- ✓ Bedroom 5
4.58m x 2.56m (15' 0" x 8' 5')
- ✓ Bedroom 6
4.61m x 3.44m (15' 1" x 11' 3')
- ✓ Bedroom 7
4.19m x 3.68m (13' 9" x 12' 1')
- ✓ Bedroom 8
4.19m x 3.32m (13' 9" x 10' 11')
- ✓ Bedroom 9
4.61m x 2.55m (15' 1" x 8' 4')

And there's more...