

23 Booth Gardens

Hay-on-Wye, Hereford, HR3 5BH





**23 Booth Gardens
Hay-on-Wye
Hereford
HR3 5BH**

Summary of features:-

- A delightful detached three-bedroom house
- Generously proportioned accommodation
- Found in the heart of Hay-on-Wye
- With parking, garage and gardens

Guide Price: £399,950

**Brecon 16 miles
Hereford 22 miles
Abergavenny 30 miles**

Description

No.23 Booth Gardens is a delightful detached three-bedroom house found in the heart of Hay-on-Wye offering spacious accommodation. The property also has off road parking, a garage and garden.

Situation

Booth Gardens is a selective development found in the centre of Hay-on-Wye with close access to an excellent range of services and amenities. Hay-on-Wye is well known as the town of books and offers an excellent range of independent boutique shops with a variety of public houses, hotels and small restaurants, as well as a doctors' surgery, dentists and library. The town is found in the foothills of the Black Mountains offering a wide range of recreational activities.

The Accommodation

Entered through the front door into the entrance hallway, there is a door to the sitting room on the right-hand side with a feature fireplace and French windows to the garden.

In the hallway there is a close coupled W.C. and door through into a dining room which can also be used as a study.

The kitchen is well provided for with fitted kitchen units with base and wall mounted cupboards and a generous storage cupboard which extends under the stairs. Appliances include space for a cooker with a gas point, an extractor hood and freestanding space for a dishwasher, washing machine, tumble dryer and space for a tall fridge freezer. From the kitchen there is also a door to the garden.

From the entrance hall there is a staircase to the first landing which gives access to all three bedrooms, two of which are considered double in proportion, with the main bedroom having an

en-suite shower room and fitted wardrobes. Bedroom two also has a cupboard. The main bathroom offers a bath with shower over, close coupled W.C. and wash basin.

Outside

To one side of the property there is a parking space and direct entrance into the garage with an up and over door measuring 5.61m x 2.69m also with a pedestrian door to the side, power and lighting. The garden is enclosed and is mainly laid to lawn.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and mains gas-fired central heating. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council "F".

Tenure

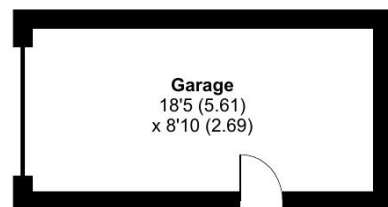
Freehold with vacant possession upon completion.

Directions

Booth gardens is found approximately halfway down Heol-y-Dwr being the road linking Broad Street to Oxford Road. When you enter the Booth Gardens the property is found on the right-hand side on the corner.
What 3 Words:///edges.showrooms.cheater

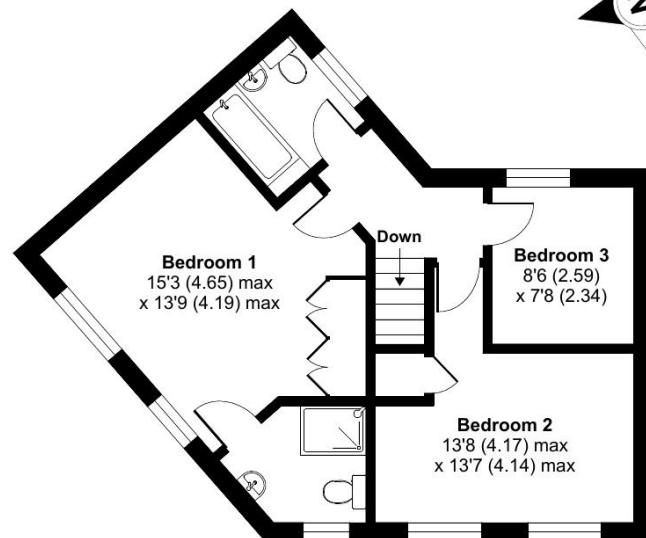


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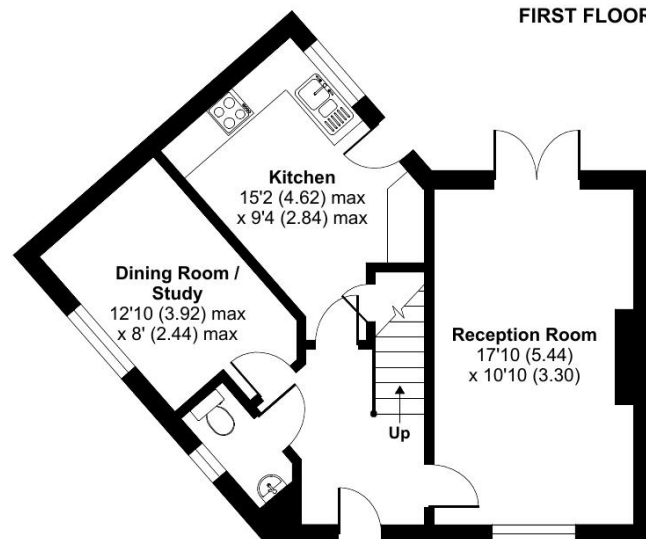


Approximate Area = 1104 sq ft / 102.6 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1267 sq ft / 117.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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 & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sunderlands. REF: 1382097

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07717 410757

www.sunderlands.co.uk

Mobile and Internet Coverage

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere of their Code of Practice. A copy of the Code of Practice is available on request.