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### **18 Stanberrow Road, Redhill, Hereford, HR2 7NF**

*'Situated to the south of Hereford City a superbly presented, three bedroom semi detached family home, which has been extended to the ground floor with off road parking, garage and enclosed rear garden'*

**£262,500 (Freehold)**

## 18 Stanberrow Road, Redhill, Hereford, HR2 7NF

### LOCATION

The property is located to the south of Hereford City in the well established Redhill residential district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

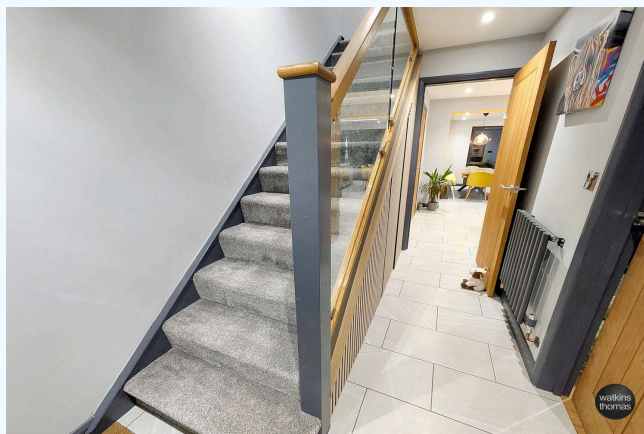
### DESCRIPTION

The subject property is a three bedroom, semi detached family home which has been extended to provide further living accommodation. The property has the added benefit of gas central heating, double glazing and is in excellent decorative condition throughout, modern kitchen and bathroom. The accommodation comprises entrance hall, sitting room, kitchen/breakfast room and an extension providing family/dining area. On the first floor there are three bedrooms and a family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with stairs to the first floor with balustrade and glass panels. under-stairs storage cupboard, panelled radiator, inset spot lights, smoke alarm, tiled flooring with electric under floor heating, door to the kitchen/breakfast room and sitting room.



##### Sitting Room

4.06m (13'4) x 3.4m (11'2) (maximum)

With front aspect double glazed window, panelled radiator, television point, laminated flooring, inset spot lights and electric fire.



##### Kitchen/Breakfast Room

5.08m (16'8) x 2.51m (8'3)

With side aspect double glazed window, a range of units comprising stainless steel sink with work surface, splash back, base units under with matching wall units, integrated electric oven and microwave, integrated hob with cooker hood over, integrated fridge freezer, integrated washing machine, under cupboard lighting, breakfast bar, tiled flooring with under floor electric heating. Door to storage cupboard which houses the tumble dryer and wall mounted gas central heating boiler. Door to cloakroom and access to the family/dining room.

##### Cloakroom

With low flush wc, built-in wash hand basin, tiled splash back, inset spot lights, extractor fan and tiled flooring.



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### Dining Room/Family Room

4.93m (16'2) x 3.56m (11'8)

With bench seat and space for dining table, work surface with base units under, integrated freezer, inset spot lights, under floor heating (which is a wet system), triple glazed sky light and bi-fold doors giving access to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, balustrade with glass panel, doors to bedrooms and bathroom.

#### Bedroom 1

3.3m (10'10) (maximum) x 3.18m (10'5)

With front aspect double glazed window, panelled radiator, three fitted chest of drawers, walk-in wardrobe and two wall lights.

#### Bedroom 2

2.87m (9'5) (to the wardrobe) x 2.46m (8'1)

With rear aspect double glazed window, panelled radiator, built-in wardrobes, oak window sill and inset spot lights.



#### Bedroom 3

2.57m (8'5) x 2.26m (7'5) (maximum including bulk head)

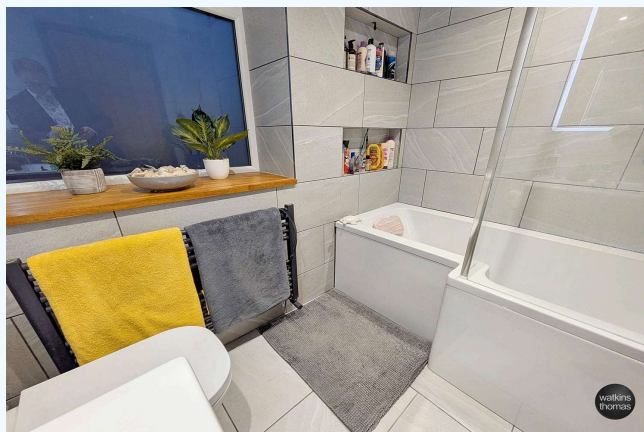
With front aspect double glazed window, panelled radiator, built-in raised bed and inset spot lights.

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### Bathroom

2.16m (7'1) x 1.57m (5'2)

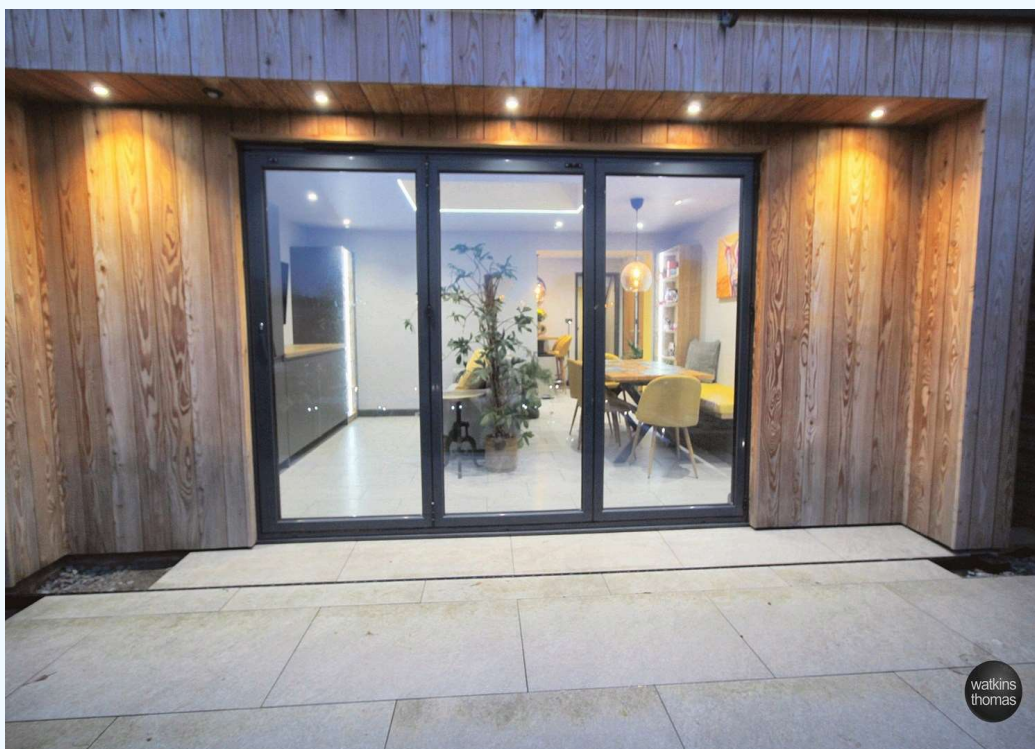
With rear aspect double glazed window, suite comprising panel enclosed L-shaped bath with mixer tap and thermostatically controlled shower over with rainwater shower head, fully tiled wall surround, vanity wash hand basin, low flush wc, panelled radiator, fitted mirror, toothbrush charging point, heated towel rail, inset spot lights, tiled flooring and under floor heating.



### OUTSIDE:

To the front of the property is a gravel and block paved parking area leading to the GARAGE which has power and lighting.

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. There is a raised decked area and the garden is enclosed by fencing to provide a degree of privacy.



### COUNCIL TAX BAND B

Payable to Herefordshire Council

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.



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## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road turning left into Walnut Tree Avenue. Take the first right into Home Lane, continue along Home Lane taking the third right into Stanberrow Road. Continue along Stanberrow Road and the property is located on the left hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

14th February 2025

ID39865

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

