

FOR  
SALE



2 Stopford Close, Hereford HR1 1TW

£545,000 - Freehold

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## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought-after residential location, a spacious 4 bedroom detached house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, generously sized living accommodation, good size gardens, ample parking and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 4 bedroom detached house*
- *2 Receptions, breakfast kitchen & downstairs cloakroom*
- *Good size front and rear gardens*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

Double glazed entrance door through to the

### Entrance Porch/Conservatory

Of brick and uPVC construction with tiled floor, electric light, opening window vents, roller blinds and glazed panelled door to the

### Reception Hall

Fitted carpet, radiator with display shelf over, stairs to the first floor, central heating thermostat and door to the

### Downstairs Cloakroom

Low flush WC, wash hand-basin with tiled splashback, vinyl flooring, glazed window.

### Impressive Lounge

A light and airy room with fitted carpet, 2 radiators, large double glazed window to the front aspect with vertical blinds, coved ceiling, range of lighting, feature fireplace with hearth, display mantel and gas fire, double glazed sliding patio door with vertical blinds to the rear garden and large archway through to the

### Dining Room

Fitted carpet, radiator, double glazed window with roller blind to the rear, serving hatch from the Kitchen and glazed panelled door from the Reception Hall.

### Kitchen/Breakfast Room

With 1½ bowl sink unit and mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, double glazed window overlooking the rear garden, wall mounted gas central heating boiler, space for breakfast table, double radiator with display shelf over, partially double glazed door to the side carport, built-in oven and hob, free-standing washing machine, built-in dishwasher, space for upright fridge/freezer.

### Spacious first floor landing

Fitted carpet, radiator, glazed window to the front aspect enjoying a pleasant outlook, coved ceiling, glazed panelled door to the BALCONY, radiator with display shelf above, access hatch to loft space and built-in airing cupboard with shelving.

### Bedroom 1

A light and impressive room (with potential to install an en-suite, if required), fitted carpet, 2 radiators, coved ceiling, wall lights, space for wardrobes, double glazed window to the front aspect with vertical blind and double glazed window to the rear aspect enjoying a pleasant outlook,

### Bedroom 2

Fitted carpet, radiator, double glazed window to the rear and built-in double wardrobe with folding doors.

### Bedroom 3

Fitted carpet, radiator, double glazed window to the rear and built-in double wardrobe with folding doors.

### Bedroom 4

Fitted carpet, radiator, double glazed window to the front aspect.

### Bathroom

Suite comprising panelled bath with handgrips and shower attachment over with glazed screen, low flush WC, pedestal wash hand-basin with shaver socket over, radiator, vinyl flooring, double glazed window, tiled wall surround and mirror fronted medicine cabinet.

### Outside

To the front of the property there is an attractive lawned garden, enclosed by walling and fencing to 2 sides with a brick paved driveway providing ample off-road parking facilities leading up to the DOUBLE LENGTH CARPORT and SINGLE GARAGE with up-and-over door, power and light points and personal door to the rear. The attractive rear garden is mainly laid to lawn with a large paved patio area providing the perfect entertaining spaces and all enclosed by walling to maintain privacy. Access to the rear can be gained via both sides of the property and there is also a useful timber garden shed and a feature Victorian potting shed.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band E - payable 2024/25 £3332.82

Water and drainage - metered supply.

### Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

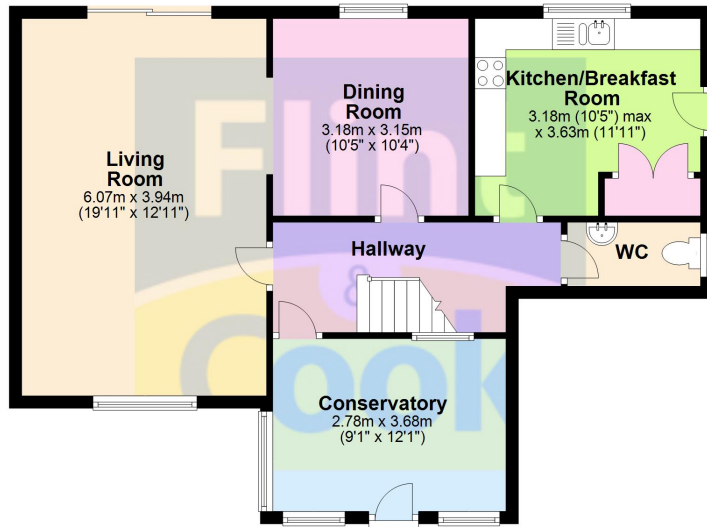
### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

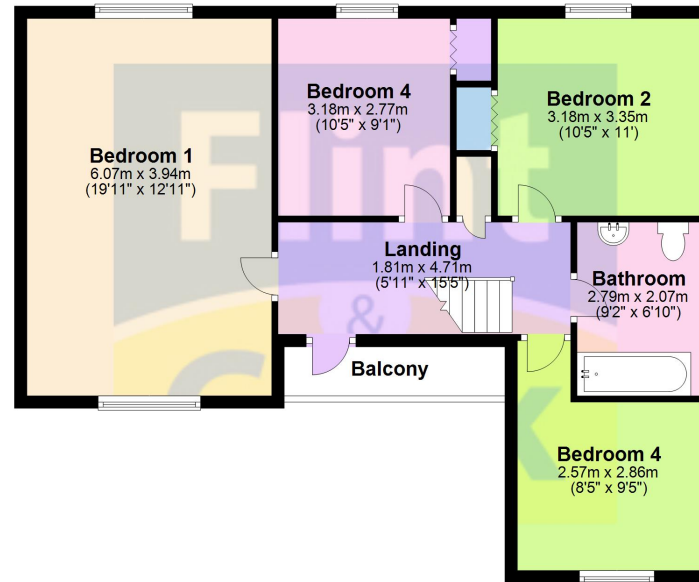
### Directions

Proceed east out of Hereford City along Blue School Street, Bath Street, St Owen Street and then turn right into Eign Road. Continue into Hampton Park Road, turning left into Vineyard Road and then, after 250 yards, turn right into Stopford Close. What3words - outer.along.tried

**Ground Floor**  
Approx. 67.6 sq. metres (727.2 sq. feet)



**First Floor**  
Approx. 70.9 sq. metres (763.2 sq. feet)



Total area: approx. 138.5 sq. metres (1490.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		