



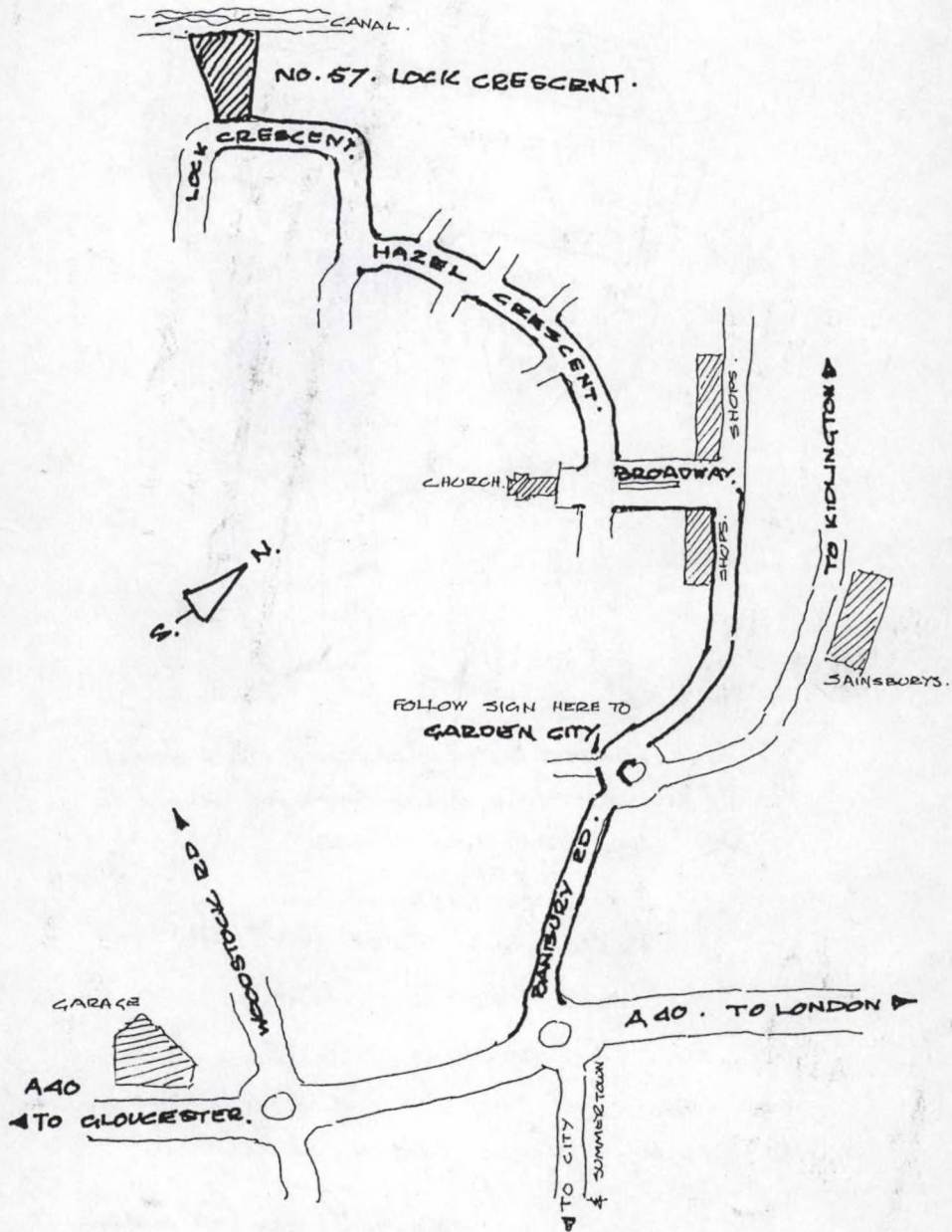
On 2 November we're leaving Old House Farm in Dorset, and moving near to Oxford. Our new address is:

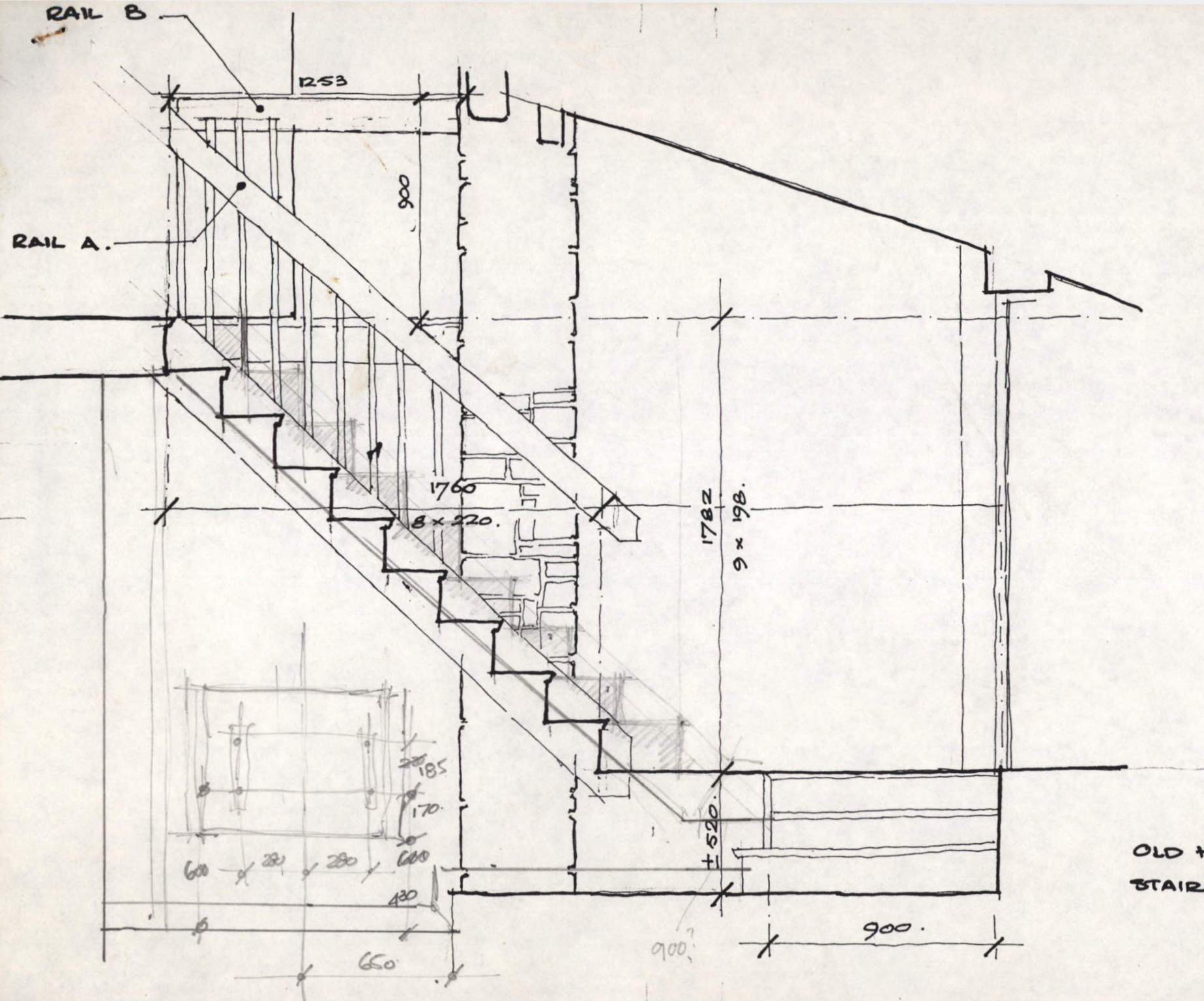
57 Lock Crescent
Kidlington Oxon OX5 1HF
Phone: 086.75.3642

We will be making alterations to our new home, but any time that you are in the vicinity, please come and see us.

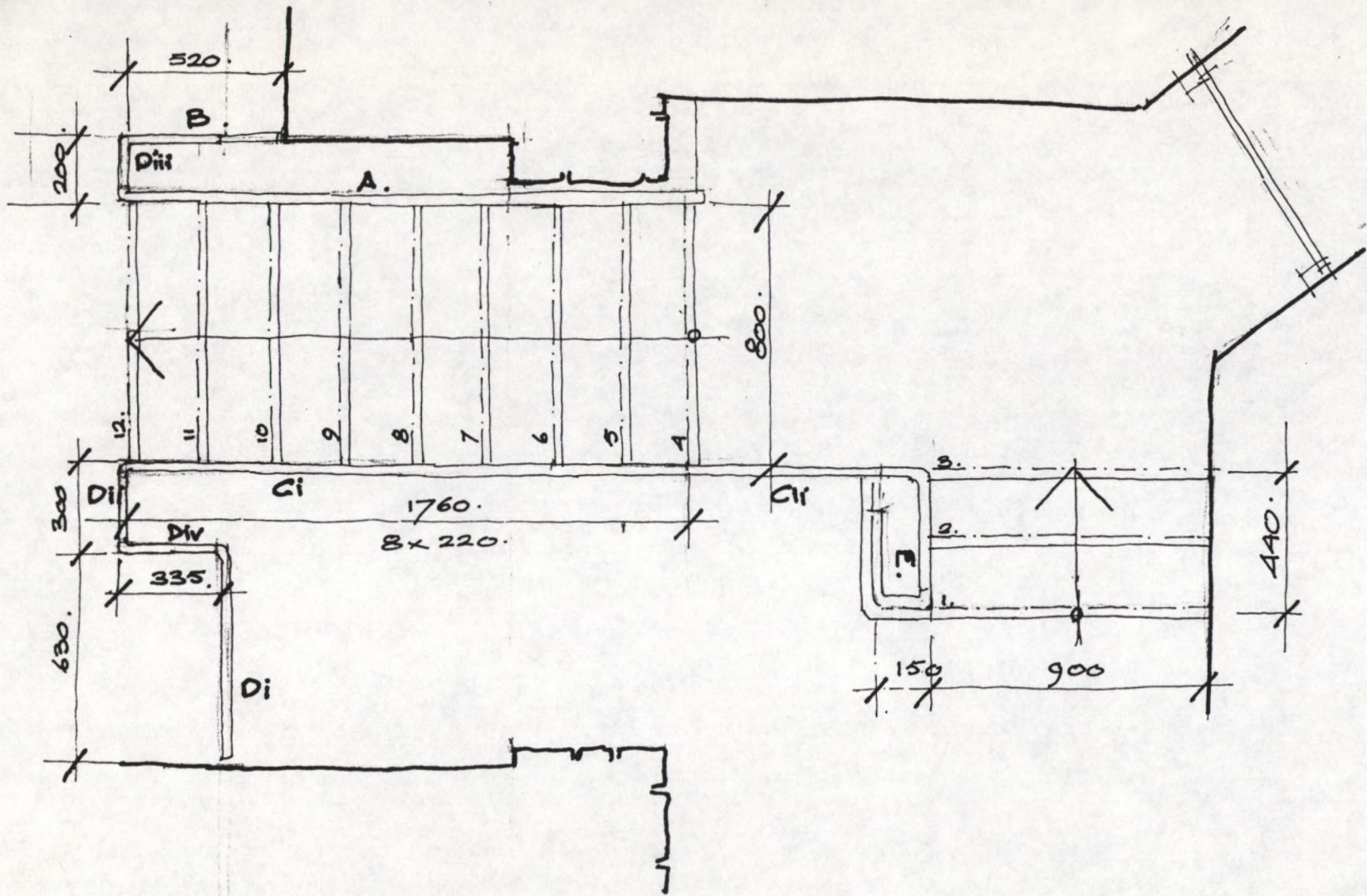
Hilda & Rusty Bernstein

(The coffee is better than at the little chef)

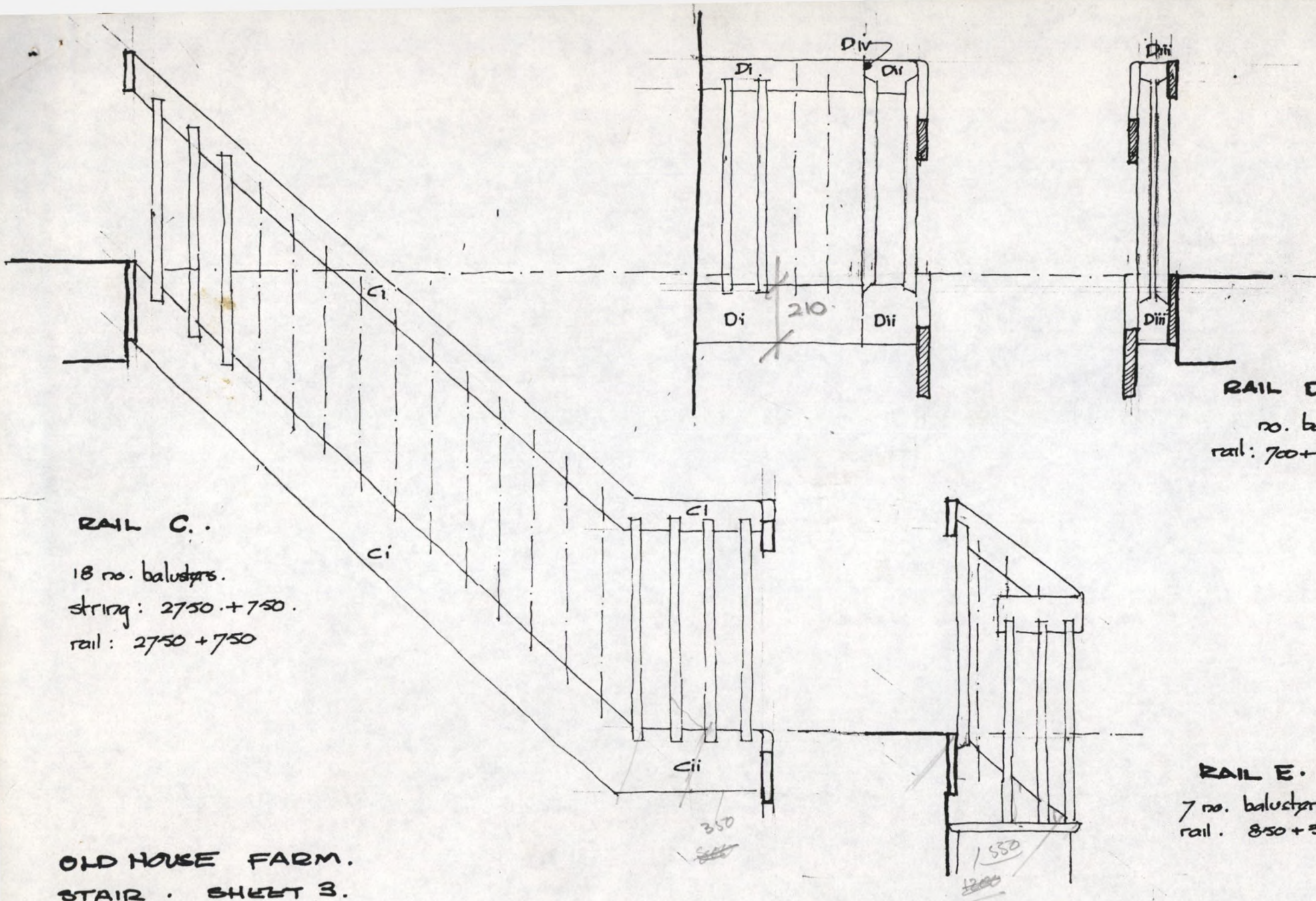




OLD HOUSE FARM.
 STAIR . SHEET 1.
 1:20.



OLD HOUSE FARM.
SHEET 2.
1:20.



RAIL C.

18 no. balusters.
 string: 2750 + 750.
 rail: 2750 + 750

RAIL D.

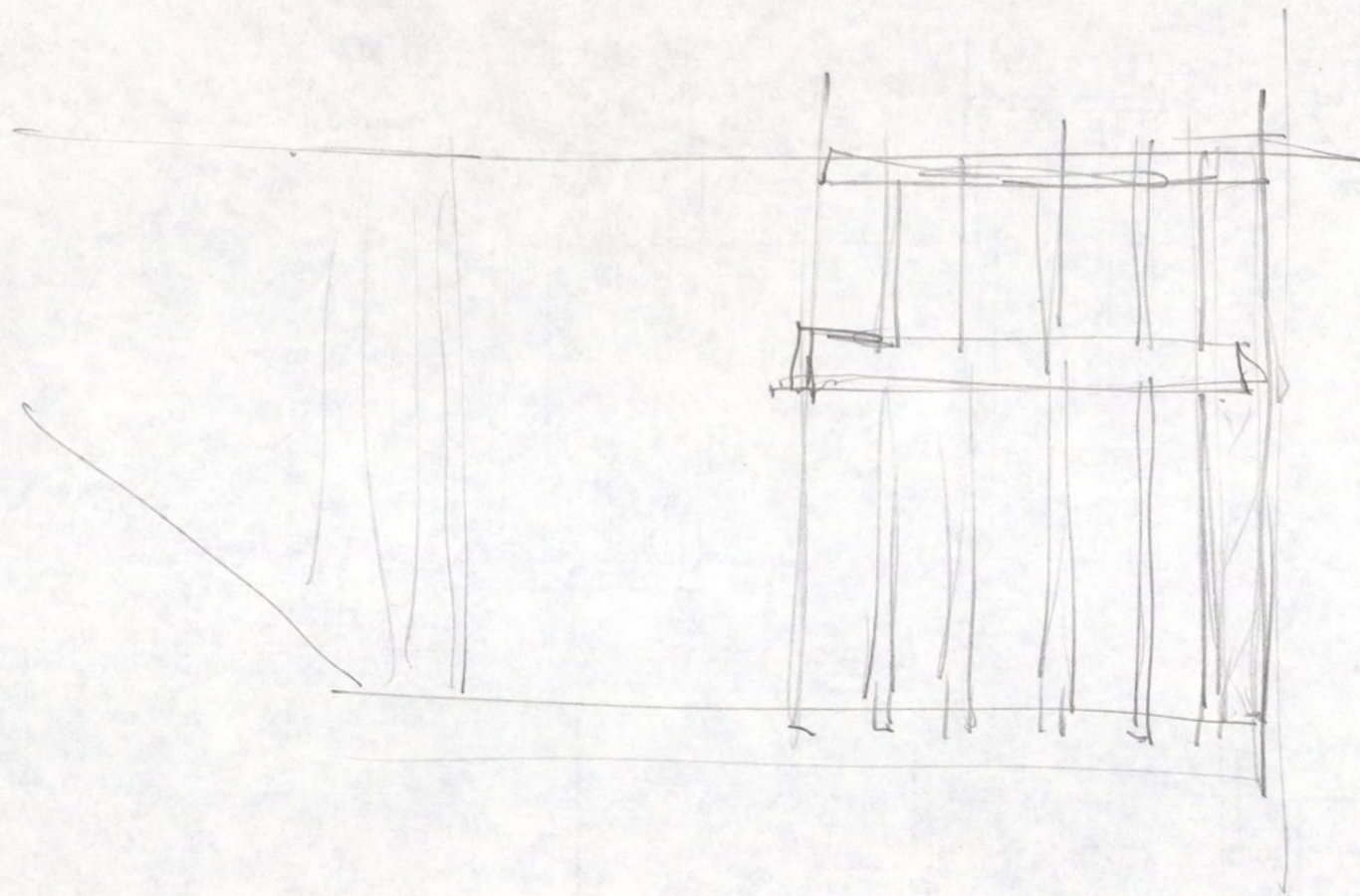
no. balusters.
 rail: 700 + 300 + 200 + 300

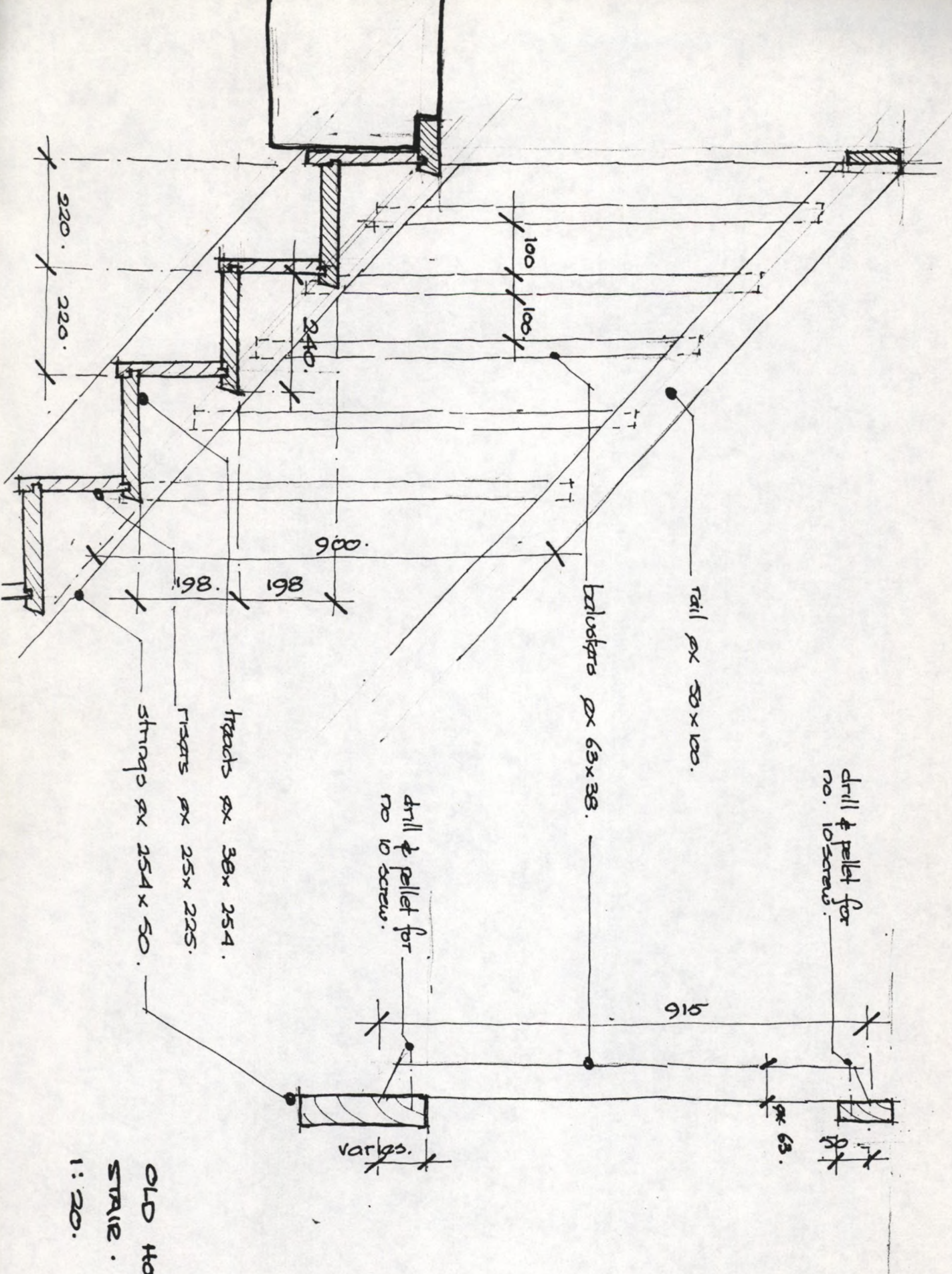
RAIL E.

7 no. balusters.
 rail: 850 + 350.

OLD HOUSE FARM.
STAIR . SHEET 3.
 1 : 20 .

NOTE: Rail & string lengths are approximately overall lengths, for site cutting to precise sizes.





OLD HOUSE FARM.
 STAIR . SHEET 4.
 1:20.

4. TIRANS: ex 254 x 38.

8 no x 825 long.

1 no x 925 long.

1 no x 1050 long.

Add: nosings only to top of risers

nos. 3 x 12.

ex 100 x 38.

2 no. 925 long.

5. RISERS: ex 225 x 25

9 no x 825 long.

2 no x 925 long.

1 no x 1500 long. (1050 + 400.)

6. FLOOR END FASCIAS: ex 254 x 25.

B: 1300.

D. i. ii. iii & iv. - 1800.

Staircase. Timber required.

1. STRINGS: A: 2130 - (7'0") ex 254 x 50

Say 1/9'0"
1/10'0" C: 2750 - (9'0")

E: 750. (3'0")

2. RAILS: A: 2440 - (8'0") ex 100 x 50.

B: 1300 (4'3")

C i 2750. (9'0")

C ii. 610. (2'0")

D i. 685. (2'3")

Say 3/8'0"
1/9'0"

D ii. 300. (1'0")

D iii. 250. (1'0")

D iv. 375. (1'3")

E. 1050. (3'6")

2300

(7'6")

3. BALUSTERS: A: 9 no.

B. 3 no.

C. 18 no.

D. 11 no.

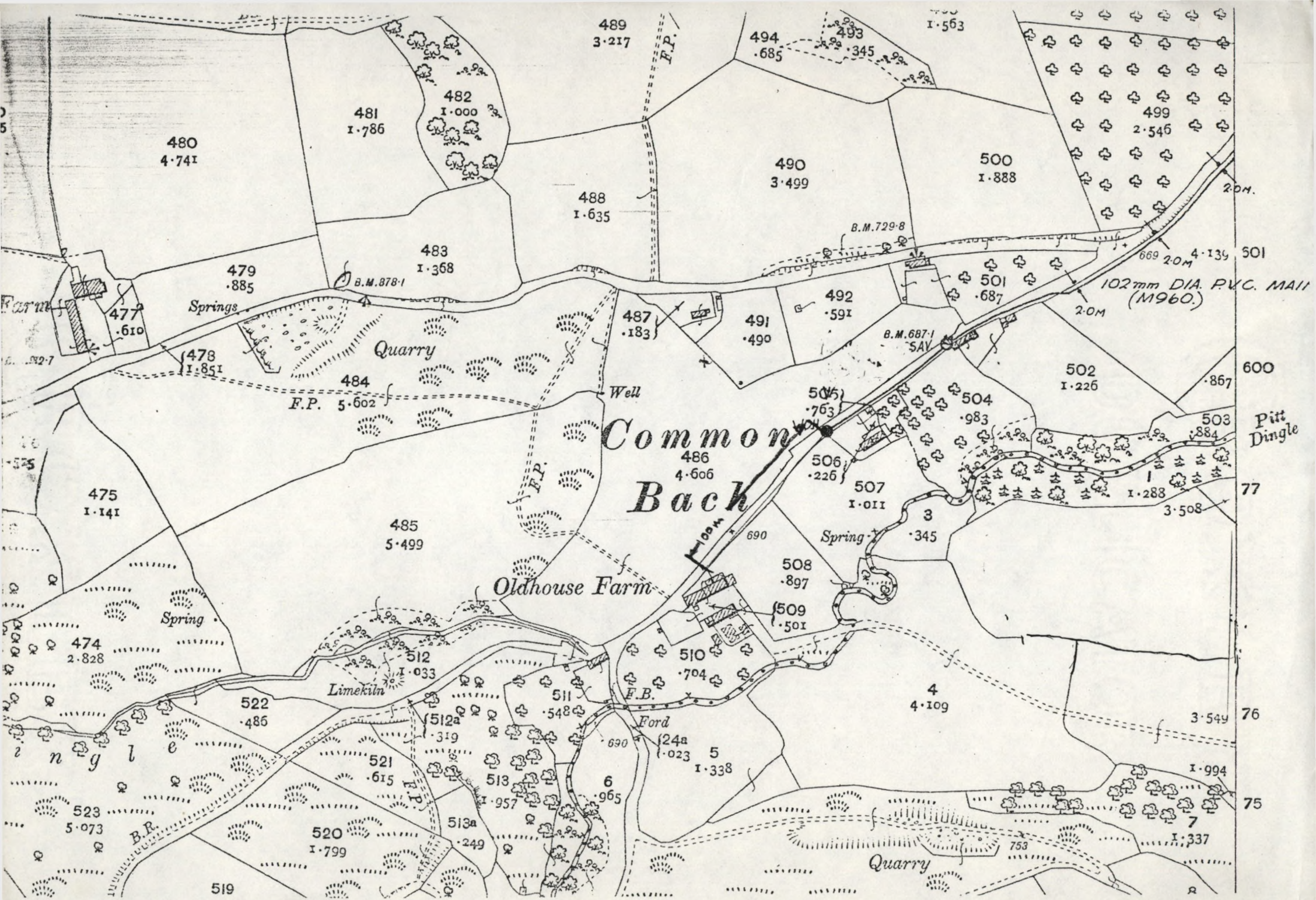
E. 7 no.

total 48. Say

50 no. x 915 (3'0")

ex 63 x 38.

50/3'0"



489
3.217

494
.685

1.563

480
4.741

481
1.786

482
1.000

490
3.499

500
1.888

488
1.635

483
1.368

479
.885

B.M. 878-1

B.M. 729-8

477
.610

Springs

478
1.851

Quarry

487
.183

491
.490

B.M. 687-1
SAV

501
.687

102mm DIA. P.V.C. MAIN
(1960.)

502
1.226

600
.867

F.P. 5.602

Well

505
.763

504
.983

Pitt
Dingle

Common
Back

486
4.606

506
.226

507
1.011

503
.884

77
3.508

475
1.141

485
5.499

Spring

3
.345

Oldhouse Farm

508
.897

509
.501

Spring

474
2.828

510
.704

Limekiln

512
1.033

512a
.319

F.B.

Ford

24a
.023

5
1.338

4
4.109

76
3.549

ing l e

522
.485

521
.615

513
1.957

6
.065

1.994

75
1.337

523
5.073

B.R.

520
1.799

513a
.249

Quarry

519

Sunderlands



Auctioneers, Valuers, House, Land & Estate Agents

For Sale by Private Treaty

Freehold

COMMON BACH DORSTONE

Case: Peterchurch
333



098.16.

Tim Cutting Peterchurch 466.

Ref: Noel R. Watkins/F.6453

098.16

Offa House, St Peters Square, Hereford HR1 2PQ.

Hereford 56161

SOLICITORS:

Graham Guthrie,

Francis & Co,

Bank House,

CHERSTON.



Detailed particulars of:-

THE OLD HOUSE FARM

COMMON BACH,

DORSTONE,

HEREFORDSHIRE

Nestling in the heart of some of Herefordshire's most beautiful countryside, The Old House Farm offers an unique opportunity to acquire a spacious and modernised stone farmhouse set in 2½ ACRES or thereabouts and blending modern comforts with character and having the potential for further renovation into a large family home, or an "outward bound" type of establishment, ideal for adventure holidays. (subject to planning consent).

The property is located approximately 17 miles from the City of Hereford and is 7 miles from the picturesque Market Town of Hay-on-Wye.

Local schooling is available with a Primary School at Peterchurch and a Secondary School in the nearby village of Kingstone. Convenient shopping facilities are available in the nearby Village of Dorstone, which offers a General Store, Public House, Dairy, and a regular Bus Service to both Hereford and Hay-on-Wye. The property is conveniently located within a few miles travelling distance of the Rivers Wye and Dore and the tourists centres of the Black Mountains.

Part of the farmhouse has already been carefully renovated and modernised and the spacious accommodation in detail comprises:-

GROUND FLOOR:

RECEPTION PORCH with courtesy light, flagstone floor.

Comfortable LOUNGE, ^{4.5 x 3.6} 15' x 12' with exposed stone wall, openstone fireplace, a wealth of oak ceiling beams, Ulefos Wood Burning Stove, windows on two elevations, fitted shelving, desk/display area, 3 power points, spended aspect.

DINING ROOM/KITCHEN, ^{7.3 4.8} 24' x 15'9" with stone flagged floor, large open stone fireplace with metal canopy with a large attractive fire grate, large numbers of exposed oak beams, cooker point, 9 power points, double bowl single drainer stainless steel sink unit with mixer tap, extensive range of fitted cupboard units, oil-fired Aga range (which also heats domestic water).

The door from the Kitchen leads to -

This alteration approved by local authorities. 1977. for planning purposes.

STORAGE AREA/BARN, 40' x 14' (approx). This area would be ideal for conversion into extra living accommodation, or into a separate dwelling. This room has a concrete floor, 2 power points, electric light, 2 doors leading to the front Courtyard. The present owner has carried out certain works to this part of the farmhouse, including the entire

re-building of the roof structure. Backing onto this area is a STORE (40' x 9' approx). Planning permission exists to convert to further accommodation to provide, Reception Hall, Living Room, Larder, Cloakroom, Utility Room, Two Bedrooms, Bathroom, Drainage and provision of water supply has been included in work already completed.

A semi-circular staircase of a very interesting nature being built of beautiful local stone with a leaded light window leads to -

FIRST FLOOR:

BEDROOM 1, ^{4.8} 15'9" x ^{3.9} 12'9" with oak floorboards, oak beams, wash hand basin with splashback, 1 power point, 2 wall light points, splendid view, fitted carpet.

BEDROOM 2, 16' x 12' with oak beams and floorboards, double glazed skylight access to roof storage space, fitted carpet, 3 power points.

BATHROOM, ^{4.9} 16' x ^{3.7} 12' with panelled bath set centrally in room, wash hand basin set in a vanitory dresser, low level W.C. oak floorboards and exposed beams, water heater power point, 1 power point, some pine wall cladding, access to roof storage space, fitted carpet. Hot water is provided by the immersion heater in conjunction with the Aga situated in the Kitchen.

OUTSIDE: To the front of the house there is a stoned yard surrounded by stone walls and a large stone and wooden BARN. The barn has recently benefited from re-roofing and is presently sub-divided into FUEL STORE area with a LOFT over. Backing onto the stone barn is a large galvanised BARN with LEAN-TO. Adjoining the house is a DAIRY linked to the aforementioned store which can be used as a Cow Shed capable of accommodating 6 cows. There are also 2 stone built PIGS COTS AND WATER TANK.

The property is set in 2½ ACRES or thereabouts which are mainly set to pasture running down to the stream. Part of the land has been planted with Plum, Apple and Pear trees.

GENERAL INFORMATION:

SERVICES: The property benefits from mains electricity. Water is provided from a private supply by gravitation from tanks on neighbouring land. Drainage is to a septic tank. The telephone is installed subject to British Telecom Regulations.

OUTGOINGS: Rateable Value £135.00
General Rates payable per annum £174.15

TENURE: The property is offered Freehold with vacant possession upon completion.

PURCHASE PRICE: Offers towards £55,000

VIEWING: Strictly by prior appointment please with the Sole Selling Agents.

DIRECTIONS: From Hereford proceed on the main A.465 Abergavenny Road until leaving the City and turning right signpost to Clehonger. Proceed into the village of Clehonger, turning left signpost Peterchurch. Proceed through the villages of Vowchurch and Peterchurch, before entering Dorstone. Proceed through Dorstone taking the first left turn signpost to Dorstone. Bear right at T-junction signpost to Hay-on-Wye and then first left. Proceed up the lane for approximately quarter of a mile, bearing left at a fork up a no through road. Proceed for a short distance and the property will be seen on the left hand side as indicated by a name sign situated by the gate.

VENDOR'S SOLICITORS: Francis & Co. Newport Road, Caldicott, Newport, Gwent.

FURTHER DETAILS AND ALL NEGOTIATIONS THROUGH THE SELLING AGENTS:

F.H. SUNDERLAND & CO. Offa House, St. Peter's Sq. Hereford.
(Telephone Hereford 56161 - 10 lines)

Ent: 5.5 m setback to gate
45° slope, main lines,

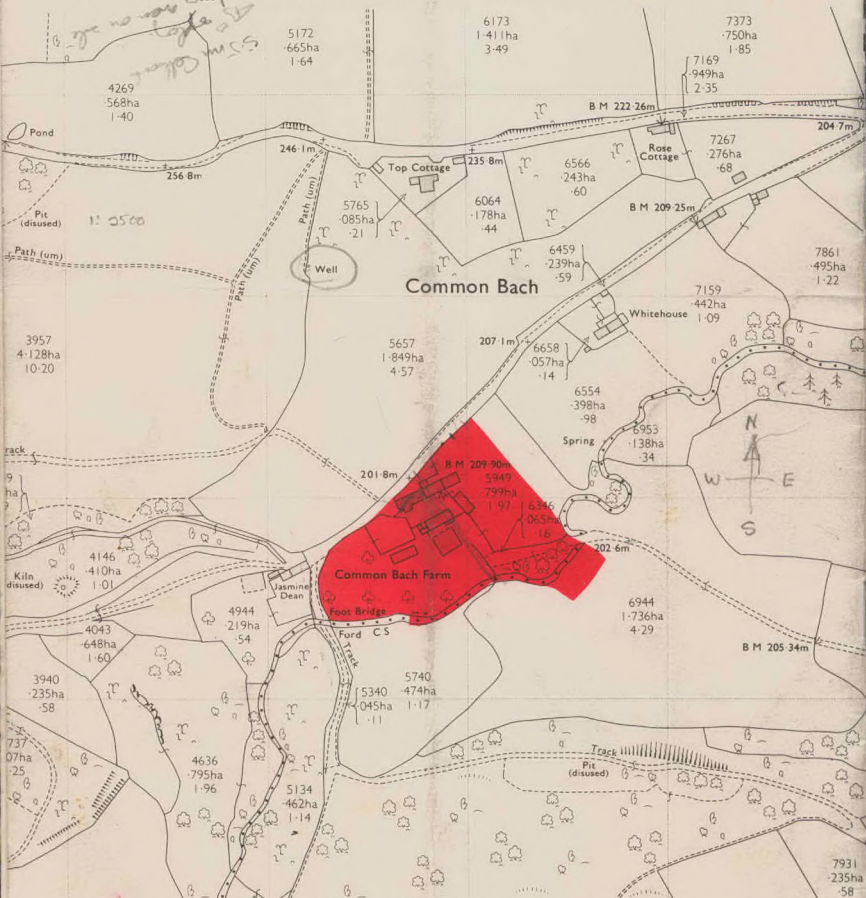


SH 49/77
John Fook
272487

Sunderlands



THE PRESTEL TV GUIDE TO HOMES THROUGHOUT THE COUNTRY



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CARVERS
SOLICITORS
PROPERTY SERVICE
45 BRIDGE STREET
HEREFORD HR4 9DN
TELEPHONE 263340/1

THE OLD HOUSE COMMON BACH DORSTONE



A RARE OPPORTUNITY FOR THOSE SEEKING A PERIOD HOME IN A VERY QUIET AND SECLUDED POSITION, YET NOT ISOLATED. A PRETTY CHARACTER COTTAGE, REPUTEDLY FORMING THE MAJOR PORTION OF AN HISTORIC LONG HOUSE, STANDING IN A SHELTERED POSITION AT THE HEAD OF A SMALL VALLEY IN RURAL SURROUNDINGS, AND WITH A BUSY STREAM RUNNING ALONG ITS SOUTHERN BOUNDARY. ENTRANCE LOBBY: SITTING ROOM: KITCHEN/DINING ROOM: STUDY: 2 DOUBLE BEDROOMS: BATHROOM: DETACHED BARN/STUDIO AND 2 STYS: GARDEN AND PADDOCK EXTENDING TO APPROXIMATELY 1.5 ACRES.

PRICE...£125.000...FREEHOLD

SITUATION

In an idyllic position, surrounded by beautiful West Herefordshire rolling farmland and enjoying a completely rural aspect. Just over a mile from Dorstone Village with its store and post office and about 6 miles from Hay-on-Wye. Hereford Cathedral City is about 16 miles, well known for its markets, stores, shops and schools.

Of mainly stone construction but with areas of timber framed panelling under a tiled roof. Internally there is much exposed natural stone and a wealth of heavy beams. Modernised to a very high standard, with no loss of its period charm; there is oil fired central heating and an abundance of power points. The accommodation with approximate room sizes, provided:-

FRONT DOOR TO:-

ENTRANCE HALL

Radiator and stone flagged floor.

DUAL ASPECT
SITTING ROOM

11'8" X 11'4" (SE & SW). Exposed natural stone wall and fireplace with fitted multi fuel stove, beamed ceiling, double radiator, 4 power and 3 wall light points.

THROUGH DINING/
KITCHEN

23'8" X 15'0" (SE & NW). Feature stone inglenook fireplace with log basket, fire dogs and cast iron fire back, canopy hood. Heavily beamed ceiling and walls and stone flagged floor, oil fired Aga stove, providing domestic hot water, also Trianco oil fired central heating boiler. Long work surfaces and inset twin bowl stainless steel sink, range of floor cupboard units, also shelved larder and broom cupboard. Double radiator, electric cooker point, 11 power and wall light points. Telephone extension. Door to:-

STUDY

13'7" X 8'9". Deep double glazed bay window, double radiator and 6 power points. Telephone point. Walk-in laundry/utility store with plumbing for washing machine and 2 power points. Further deep walk-in shelved store cupboard.

FIRST FLOOR

A winding stone staircase concealed behind the kitchen fireplace leads to:-

LANDING

Shelved and hanging recess, insulated hot water cylinder with immersion heater.

BEDROOM 1

15'3" X 11'9" (SE). Stone walls and exposed beams, radiator and 6 power points. Hatch to insulated loft.

DUAL ASPECT
BEDROOM 2

15'0" X 12'0" (SE & SW). Pedestal basin, radiator and 3 power points. Beamed ceiling.

SPACIOUS BATHROOM Part exposed stone walls, beamed ceilings and walls, part pine panelled. Enclosed bath, bidet, low flush WC and vanitory basin in surround, with cupboards under. Radiator, hatch to insulated loft and further eaves cupboards.

OUTSIDE

DETACHED BARN Of timber and stone construction. Recently retiled roof but needing further repair. Incorporating store and studio approached via an outside stone stairway. ATTACHED TWIN PIG STYS (in need of some repair). (NB a planning application has been made to convert the barn into a proper studio with cloak/shower room).



THE GARDEN AND
GROUNDS

Slope gently to the south and extend to approximately 1.5 acres. There are 2 paddocks, a kitchen garden, with several young fruit trees and a mature Walnut. There is also an area of lawn and flower beds to the front and rear. A large gravelled area provides parking and turning for several cars. There is a stream along the southern boundary, and the property extends in the main to its far bank.



SERVICES

Mains electricity, spring water and septic tank drainage.

DIRECTIONS

From Dorstone village centre with the stores and post office on your left, behind the triangular green, proceed past the Pandey public house on the right. In about 200 yards turn right at the sign saying Common Bach; continue ahead for about 7/10ths of a mile and where the lane bears right, go ahead into a lane marked "no through road". The Old House will be found in about 200 yards on the left with a public footpath sign displayed at its entrance.

VIEWING

By appointment through Carvers, telephone (0432) 263340.

REF 91-314

**DAVID ALLEN
AND CARVER**
SOLICITORS
PROPERTY SERVICE
45 BRIDGE STREET
HEREFORD HR4 9DN
TELEPHONE 263340/1

PRIMROSE HILL, COMMON BACH, DORSTONE, HEREFORD



ON THE OUTSKIRTS OF DORSTONE AND OVERLOOKING A SHELTERED VALLEY. A COMPLETELY INDIVIDUAL, ARCHITECT DESIGNED AND NEWLY COMPLETED PROPERTY, BEAUTIFULLY APPOINTED AND BUILT TO A VERY HIGH STANDARD INCORPORATING THE SHELL OF AN OLD STONE LONG HOUSE. Lobby. Entrance Hall. Cloakroom. Sitting Room. Dining Room. Morning Room/Study. Study/Bedroom 3. 2 Further Bedrooms. Bathroom. Annexe Studio/Store. Integral Garage. Oil-Fired Central Heating. Three quarters of an acre with Orchard.

VIEWING

By appointment through the Agents as above.
Telephone 263340.

SITUATION

Dorstone lies at the head of the Golden Valley, and the property occupies a secluded position in a short lane off the road to Little Common, and about one and a half miles from the village, which has all local amenities. Hay-on-Wye and Hereford are about 8 and 14 miles distant respectively. Primrose Hill overlooks a sheltered valley and wooded hills.

CONSTRUCTION

This highly individual property which must be viewed to be really appreciated, has been architect designed and built to a high

standard of specification, incorporating the shell of a stone long house and retaining the natural stone walls as a major feature of the property. Built of stone, with part rendered and white washed elevations, beneath a tiled roof, the accommodation which is beautifully appointed comprises:-

GROUND FLOOR

Stable door to entrance lobby and entrance hall with tiled floor, steps up to:-

CLOAKROOM

with wash basin (h&c), WC with low level suite and radiator.

STUDY/
BEDROOM 3

about 12'x10' with radiator, natural stone wall and plumbing (h&c) for fitting as required.

FINE SITTING-
ROOM

about 21'6"x13'10" with open stone fireplace and hearth, fitted Jet Master fire, natural stone walls and exposed beams, 2 double and 1 single radiator, double casement doors to garden, recess with display shelves and a through arch to:-

DINING ROOM

about 14'x9' with double radiator, natural stone walls and deep built in storage cupboard. Door to:-

KITCHEN

about 15'10"x9'6" and fully fitted with enamel sink unit (h&c) in tiled work top fitted drawers and cupboards under, full range of wall and floor units, with tiled worktops throughout, and matching tiled floor. Trianco oil-fired boiler, controlling full central heating and domestic hot water, plumbing for washing-up machine, point for electric cooker, pine boarded ceiling, natural stone wall and stable door to front garden.

MORNING ROOM/
STUDY

about 18'3" into bay x10' the bay window overlooking the valley, double radiator, pine boarded ceiling, natural stone wall, deep built-in shelves and door to garage. STAIRCASE in pine boarded housing to:-

FIRST FLOOR

LANDING

with pine boarded ceiling, heated linen cupboard with double louvred doors enclosing lagged copper hot water cylinder, fitted immersion heater.

BEDROOM 1

about 14'4"x13' with radiator, natural stone walls and exposed beams.

BEDROOM 2

about 16'7"x14'5" with double radiator oak lintel to window, natural stone walls and exposed beams, trap to loft space.

DAVID ALLEN AND CARVER SOLICITORS PROPERTY SERVICE For themselves and for the vendor or lessor of the property described herein give notice that:

- i These particulars are intended only as a guide to the property and do not form part of any sale contract or offer.
- ii Efforts have been made to ensure the accuracy of these particulars, and the details in them are believed to be correct, although they should not be relied upon as statements or representations of fact. Intending purchasers or lessees should satisfy themselves as to the correctness of these particulars.
- iii No person employed by David Allen & Carver Solicitors Property Service has authority to make any representation or warranty whatsoever concerning the property or these particulars.

BATHROOM

with suite in wild sage comprising panelled bath (h&c), pedestal wash basin (h&c), WC with low flush suite and bidet (h&c), fully tiled floor and heated towel rail with radiator.

INTEGRAL GARAGE

about 16'2"x10'6" with electric light and power. Adjoining the garage:-

ANNEXE

STUDIO/STORE

about 16'x6'7" with windows on two sides and door to the garden at the rear.

OUTSIDE

The property is approached by a gravelled drive, bordered by grass banks and holly trees. The land which surrounds the property to side and rear extends to about three quarters of an acre of rough grass and an orchard with mature trees including Bramley and eating apple, Comice pear, greengage and varieties of plum, all screened from the lane by a high hedge. The whole contained within a ring fence. At the rear of the house a lawn and flower border. The whole overlooks the valley and wooded hills and offers great scope for landscaping. OIL STORAGE TANK.

DIRECTIONS

From Dorstone village take the lane running south-west signed to Little Common, after about a mile the lane divides, the main part bearing to the right and up hill. Take the left fork and the property will be found on the left hand side about quarter of a mile on.

SERVICES

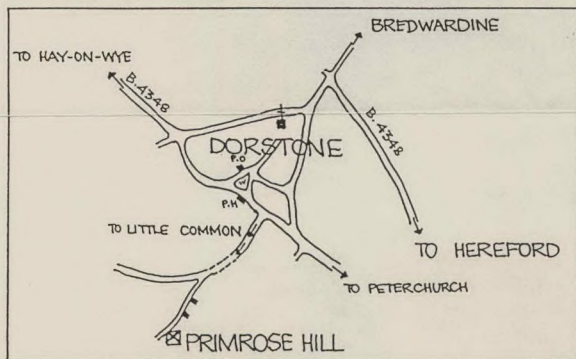
Mains electricity and water connected. Septic tank drainage. Oil-fired Central Heating. Ample power points throughout.

OUTGOINGS

Rateable value and other charges to be assessed.

PRICE £59,500 FREEHOLD

VACANT POSSESSION UPON COMPLETION



CARVERS
SOLICITORS
PROPERTY SERVICE
45 BRIDGE STREET
HEREFORD HR4 9DN
TELEPHONE 263340/1



COMMON BACH, NEAR DORSTONE

Offers in the region of £125,000

In beautiful West Herefordshire, amidst rolling farmland. Period stone and beamed cottage in about 1.5 acres, plus barn for conversion into a studio and 2 pig sties. Sitting room, farmhouse kitchen/dining room with inglenook fireplace, study, 2 double bedrooms and bathroom. Central heating and some double glazing. Two paddocks, kitchen garden and orchard. South east aspect and partly bounded by a busy stream.



OLD SCHOOL LANE £56,000

Opposite playing fields and with lovely views. Attractive and well presented family house with double glazing and central heating. Lounge, kitchen, dining room, 3 bedrooms, bathroom. Garage.



OFF GRANDSTAND ROAD £79,950

An attractive modern Georgian style family home on the western outskirts of the city. Close to amenities; gas central heating and fitted carpets included. Hall, cloakroom, 2 reception rooms, fitted kitchen, master bedroom (en suite shower room), 3 further bedrooms and bathroom. Garage and parking, garden.



SOUTHERN CITY OUTSKIRTS £56,950

Close to open countryside but close to local shops and buses, city centre about 2 miles. Hall, 2 living rooms, kitchen, 3 bedrooms, bathroom, separate w.c. Garage space, good size garden. Central heating.



MORDIFORD £110,000 o.n.o.

A quiet and popular village on the Wye river banks, 4 miles out of Hereford and readily accessible to Ross and Ledbury. Luxury bungalow with double glazing and central heating. Hall, 2 reception rooms, modern kitchen, utility and cloakroom, 2 double bedrooms, bathroom. Garage and easily managed garden.



BELMONT £90,000
1 1/2 miles south of the City

On a choice plot with a south facing back garden, superbly presented ready to walk into with gas central heating and fitted kitchen. Hall, cloakroom, sitting room, dining room, four bedrooms, bathroom, integral garage, corner plot, garden. Planning permission to extend.



HOPE-UNDER-DINMORE £77,000

Unusual detached house in rural village, built in 1990 for present owners to a high specification, within easy reach of both Leominster and Hereford City, close to lovely Queenswood Country Park. Ready to walk into and with full heating. Hall, cloakroom, two living rooms, fitted kitchen, three bedrooms, bathroom. Garage, gardens. Really must be seen.



GOLDEN VALLEY £95,000

On village outskirts, overlooking open farmland, close to schools and shops, Hereford city about 12 miles. Suitable for extended family with separate 'granny suite' of living room, kitchen/diner, bedroom and bathroom. Also hall, sitting room, farmhouse kitchen, utility room, 4 bedrooms, bathroom, central heating, garage and gardens.



HEREFORD CITY CENTRE £200,000

Restored Georgian town house, Grade II listed. Suite of 3 ground floor rooms, cloakroom and utility, cellars, above 2/3 reception rooms, kitchen, 4/5 bedrooms, bathroom. Gas central heating, long garden. Garage space.



WEB TREE AVENUE £63,500

Ready to walk into, this family semi is in a sought after position within walking distance of local shops, buses and schools. Gas central heating, newly fitted throughout. 3 bedrooms, 2 receptions, good size garden.



WHITECROSS £46,500

Very well presented semi-detached cottage in sought after position. Gas central heating and double glazing. 2 living rooms, cellar, kitchen, bathroom, 2 double bedrooms, garden, on street parking.



KINGS ACRE £79,950

An unusual detached character bungalow on the western fringe of the city. Close to excellent shops and Post office. Ample surface to extend, hall, lounge, kitchen, 2 double bedrooms, bathroom, garage, level secluded garden.



WEOBLEY £79,950

In quiet cul-de-sac close to the village amenities. Easily fun family house with 2 living rooms, fitted kitchen, cloakroom, 3 bedrooms, bathroom. Garage and gardens. Full central heating and cavity wall insulation.

2 PROFESSIONAL SERVICES FOR THE PRICE OF ONE conveniently yours at CARVERS



FOWNHOPE £87,950

Detached chalet house in this pretty village on the banks of the River Wye. Close to shops and backing onto farmland. Hall, sitting room, dining room/kitchen, 4 bedrooms, bathroom, garage and garden, central heating.



WHITECROSS £69,950

Spacious late Victorian semi-detached house in popular location, close to schools and city centre. Requires some improvement but with gas central heating. Hall, cellar, 2 living rooms, large kitchen, lobby and w.c. 3 (possible 4) bedrooms, bathroom, small garden. On street parking.

MANAGER: FRANCIS J. NEWMAN FNAEA

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PUBLISHER:

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