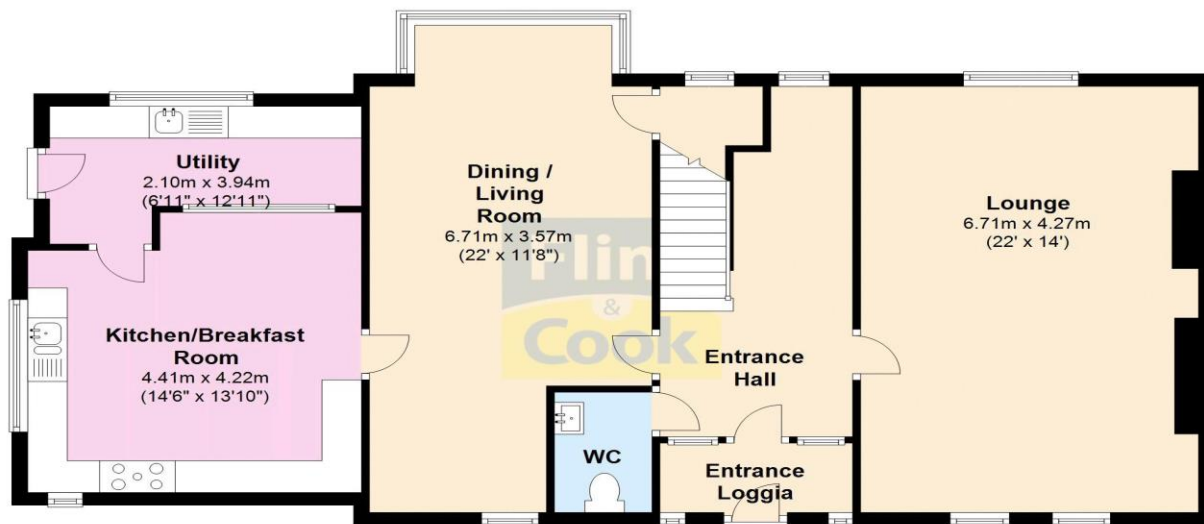




Draft Sales Particulars – Subject to vendor's approval

Ground Floor



40 Hampton Park Road Hereford HR1 1TH

£580,000

- Individually designed detached property
- Prestigious City location
- Spectacular views
- 5 Bedrooms (1 en-suite)
- Garaging, excellent parking
- Terraced gardens

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This substantial detached property is pleasantly located in one of Hereford's most sought-after residential areas about one mile from the City, with spectacular views and close to the River Wye.

Local amenities include various shops, doctor's surgery, bus service and primary schools. The property is also in the catchment area for Bishops Secondary School.

Constructed in the mid-1930's, the property has been extended at ground floor level and provides very spacious family accommodation with gas central heating, refitted kitchen and bathrooms and provides scope for further extension/improvement with good-sized, mainly terraced, gardens.

The whole is more particularly described as follows:-

Ground Floor

Entrance Loggia

Coat hooks and original door to the

Entrance Hall

Radiator, window to rear and central heating thermostat.

Cloakroom

Wash hand basin, WC, part-tiled walls, electric ladder-style radiator and window to front.

Lounge (originally two rooms)

Windows to front and rear, fireplace with gas fire and surround, two radiators and wall light points.

Dining/Living Room

Understairs store cupboard, radiator and window to front, a particular feature is the glazed bay window with lovely views towards Dinedor Hill.



Kitchen/Breakfast Room

Refitted with a range of shaker-style base and wall mounted units with hardwood work surfaces, tiled splashbacks, under unit lighting, space for range-style cooker with extractor hood, 1½ bowl sink unit, radiator, windows to front and side and door to the

Utility Room

Matching fitted units with work surface and splashback, sink unit, plumbing for washing machine, space for tumble-dryer, cupboard housing the gas fired central heating boiler, window to rear and door to

Recessed Side Entrance Porch

Large canopy with hatch to storage space of kitchen/breakfast room. A staircase leads from the entrance hall to the

First Floor

Very Spacious Landing

Two windows to rear, radiator and understairs storage cupboard.

Bedroom 1

Windows to front and side, radiator, **En-Suite Bathroom** with tiled walls and refitted white suite comprising an enamelled bath, wash hand basin, WC, double-width tiled shower cubicle with mains fitment, extractor fan, ladder-style radiator, wall mounted mirror with lights and window to front.



Bedroom 2

Radiator and window to front.

Inner Landing

Central heating thermostat and walk-in storage cupboard.

Bedroom 3

Fitted wardrobes, radiator and two windows to rear.

Family Bathroom

Part-tiled walls, refitted white suite comprising an enamelled bath with mixer tap and shower attachment, glass screen, wash hand basin, WC, radiator, shaver light/point and window.

Separate Cloakroom/WC

Wash hand basin, part-tiled walls, radiator and window. The staircase continues from the first floor landing to the

Second Floor

Landing

Window and hatch to roof space.

Bedroom 4

Access to roof storage space and dormer window to rear.

Bedroom 5

Access to roof storage space and dormer window to rear.

Outside

The property is approached via double gates over a tarmac driveway to a large parking and turning area to the rear, concrete courtyard and **Garage** with up and over door.

Adjoining the property to the rear there is a **Garden Room** with tiled floor and there is a **Basement Storage Area**.



The front garden is lawned and enclosed by close-boarded fencing with a range of mature shrubs and trees, patio area to side and beech hedging. The rear of the property is south facing and has lovely views towards the River Meadows and Dinedor Hill beyond. The gardens are terraced with stone retaining walls and iron railings and include two raised ornamental ponds, patio area and again a variety of ornamental shrubs and trees.

Potting Shed. Tree House. Garden Shed.



General Information

Services

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

Outgoings

Council tax band F payable for 2017/18 - £2448.92. Water and drainage rates are payable.

Tenure & possession

Freehold with vacant possession on completion.

Directions

From Hereford proceed initially on the A438 towards Ledbury, just past the Fire Station turn right onto the B4224 towards Fownhope (Eign Road). Continue under the railway bridge and into Hampton Park Road where the property will be located on the right-hand side.

Viewing

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

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

JRC FC002040 May 2017 (1)