



**7 Mortimer Road, Hereford, HR4 9SP. No Onward Chain £320,000**



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Hereford  
HR4 9SP**

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### **PROPERTY FEATURES**

- **Newly Refurbished Detached House**
- **3 Good Size Bedrooms**
- **Lounge**
- **Dining Room**
- **Newly Fitted Kitchen**
- **Sunroom**
- **Ground Floor Cloakroom/W.C.**
- **Newly Fitted bathroom**
- **Large Rear Garden 120ft (approx)**
- **Garage And Driveway For Parking**

**To view call 01568 616666**



**JonathanWright**  
estate agents





**\*\*\* NO ONWARD CHAIN\*\*\***

An exciting opportunity to purchase a recently refurbished, detached house offering spacious UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, spacious dining room, newly fitted kitchen with appliances, sunroom, ground floor cloakroom/W.C, 3 good size bedrooms, a newly installed bathroom and outside attractive garden to front, a large enclosed garden to rear 120ft (approx) in length and a detached garage with power and lighting.

The property is well positioned for Hereford city centre having a wealth of amenities to include multi national shops, cinema, restaurants, good schooling and also a train station.

A double glazed entrance door opens into an enclosed porch with frosted UPVC double glazed windows to front and side and a door opening into the reception hall.

The reception hall has newly laid vinyl flooring and leads open plan into a newly fitted kitchen.

The kitchen has a working surface with an inset one and a half bowl, single drainer sink unit, with cupboards and an integral dishwasher under and working surfaces continue with base units to include cupboards and drawers under. There is also a range of matching eye-level cupboards, an integral fridge/freezer and built into the working surface is a Hisense electric hob with a matching electric oven under and a digital extractor hood over and light over. There are splashbacks matching the working surfaces, 2 frosted UPVC double glazed window to the side, inset lighting and a continuation of the newly fitted vinyl flooring.

From the reception hall a door opens into the lounge having an attractive UPVC double glazed window to front, power points and a TV aerial Point.

From the lounge sliding doors give access into a dining room. The spacious dining room is a wonderful space for entertaining with ample room for a family size dining table, TV aerial point and a double glazed sliding door giving access into a rear sunroom.

Off the kitchen a door also opens into the good size sunroom which has a newly fitted polycarbonate roof and UPVC double glazed windows overlooking the attractive rear garden. The sunroom has power, lighting, radiator and UPVC double glazed French doors opening out to a rear patio.

From the sunroom a door opens into a ground floor cloakroom/W.C. having a low flush W.C, wash hand basin with vanity cupboard under, wall mounted towel rail, a frosted UPVC double glazed window to side and space and plumbing for a washing machine.

From the reception hall a staircase rises up to the first floor landing having a frosted UPVC double glazed

window side and doors off to bedroom accommodation.

Bedroom one is a good size double bedroom having UPVC double glazed window overlooking the rear gardens.

Bedroom two is also a generously sized double bedroom with a UPVC double glazed window to front.

Bedroom three is a good size single bedroom and would also make a good home office and has a UPVC double glazed window overlooking gardens to rear.

From the landing a door opens into a newly fitted bathroom, having a suite in white to a P- shaped bath with mixer shower over and a glass shower screen, a wash hand basin with a vanity unit under and a low flush W.C. The bathroom has wet walling to splashbacks, extractor fan, a frosted UPVC double glazed window to front, heated towel rail, an inspection hatch to loft space above and a door into a cupboard housing a Worcester gas fired combination boiler heating hot water and radiators as listed.

**OUTSIDE.**

Situated in a mature residential position close to Hereford's centre and amenities, the property has gated access to a driveway to the front with parking for a vehicle. Also to the front is a gravelled garden with an attractive flowerbed and border. There is outside security lighting and the driveway continues to the side of the property with access to the rear garden and a garage.

**DETACHED GARAGE.**

The garage has power lighting and UPVC double glazing.

**REAR GARDEN.**

A real feature of the property is the large rear garden making this an ideal family home. The rear garden extends to around 120ft (approx)) in length and has a patio seating area, lawn garden with deep floral borders, flowerbeds and a greenhouse. The garden continues to the rear where there is a gravelled garden and is an ideal space for a summer house or an office suite. The garden is safe and secure with well maintained fencing to boundaries and an outside cold water tap.

**SERVICES.**

All mains services connected.

**AGENTS NOTE.**

The property has been fully refurbished by the current owners to include newly installed kitchen, bathroom, ground floor cloakroom and also has a new heating system, updated electrics and new floor coverings throughout the property.

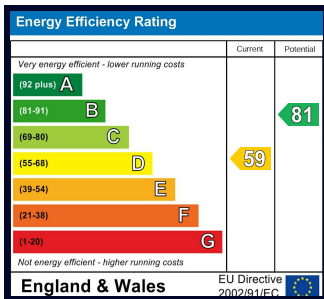


## ROOMS AND SIZES

Reception Hall	
Kitchen	4.95m x 2.03m (16'3" x 6'8")
Lounge	4.14m x 3.28m (13'7" x 10'9")
Dining Room	3.84m x 3.35m (12'7" x 11')
Sunroom	4.57m x 1.88m (15' x 6'2")
Cloakroom/W.C.	
Bedroom One	3.84m x 3.35m (12'7" x 11')
Bedroom Two	3.35m x 3.25m (11' x 10'8")
Bedroom Three	2.59m x 2.03m (8'6" x 6'8")
Bathroom	
Rear Garden	
Garage	5.69m x 2.51m (18'8" x 8'3")

## PROPERTY INFORMATION

Council Tax Band - B  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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