



37 Poppy Walk, Saxon Gate, Hereford, HR2 6SP

Guide Price £249,950



ANDREW MORRIS

Estate Agents

Build Date: 2010 (approximately)
Approximate Area: 65 sq.m / 699 sq.ft

THE PROPERTY: this traditional, semi-detached house offers well-planned accommodation incorporating a spacious living/dining room at the rear of the property with French doors opening to the garden. There is a functional kitchen at the front of the property and a useful downstairs toilet. Upstairs are three bedrooms with two having built-in wardrobes and a family bathroom. The property also benefits from off road parking for 2 vehicles. The property is available with immediate vacant possession and no onward chain.

LOCATION: The property occupies a pleasant position overlooking open greenery to the front aspect within the popular Saxon Gate estate. Conveniently located just 1 mile south of the city centre and near to a variety amenities to include, shops, schools, pubs and takeaways. The estate also offers a number of play parks and open green space. The city centre of Hereford offers a vast array of shops, bars, restaurants and facilities including cinema, Hospital and train station.



ACCOMMODATION: Approached from the front, in detail the property comprises:

Hallway: having stairs to first floor, doors to living room, kitchen and downstairs toilet.

Living/Dining Room: 14'9" x 11'3" (opening to 14'5") - French doors and window to rear, under stair store cupboard.

Kitchen: 10'3" x 7'2" - window to front aspect, work surface with inset sink, worktop gas hob with built-in cooker under and extractor over, spaces for washing machine and fridge/freezer.

Downstairs Toilet: frosted window to front aspect, toilet, pedestal wash basin.

Stairs in the hall provide access to the Landing; having store cupboard, doors to bedrooms and bathroom.

Bedroom One: 11'9" x 7'7" - window to rear aspect, built-in double wardrobe.

Bedroom Two: 9'4" x 8' - window to front aspect, attic hatch, built-in double wardrobe.

Bedroom Three: 7'2" x 6'5" - window to rear aspect.

Bathroom: 6'2" x 6'2" - frosted window to front aspect, bath with shower and screen over, toilet, pedestal wash basin.

Outside: The property fronts onto an open green area with a pathway giving access to the front door. There is a gate at the side of the property that gives access to the parking. The rear garden offers patio and lawn area. A side gate also gives access to the driveway which is accessed off The Ploughman.

Council Tax Band - B

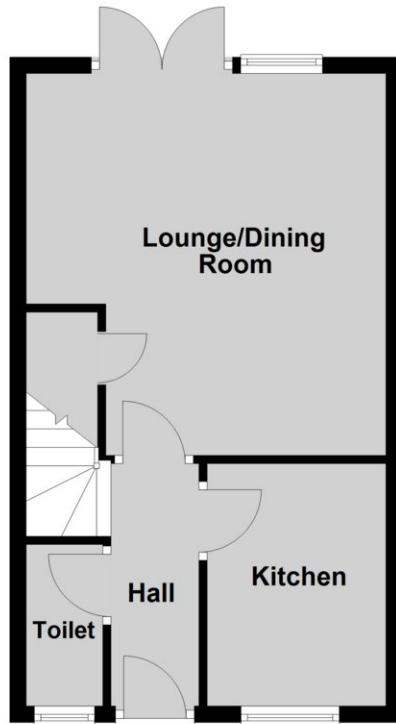
Services - All mains services are connected to the property. There is a gas central heating system.

Agent's Note - None of the appliances or services mentioned in these particulars have been tested.



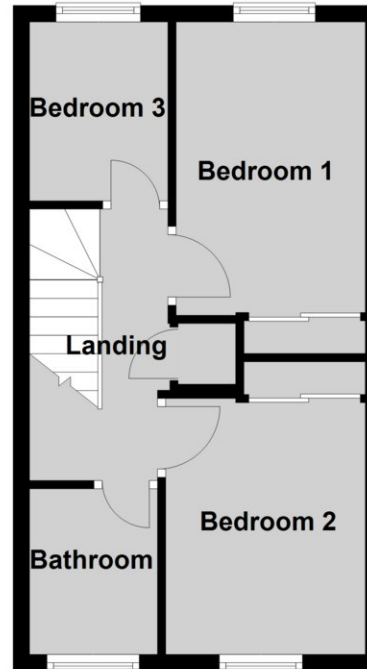
Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 65.0 sq. metres (699.5 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.

37 Poppy Walk, Saxon Gate, Hereford

KEY FEATURES

- End-terrace house
- Three bedrooms
- Downstairs toilet
- Parking for 2 vehicles
- Rear garden
- Pleasant outlook to the front aspect
- No onward chain
- Popular and convenient location



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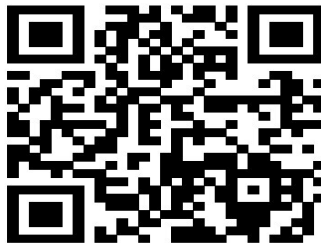
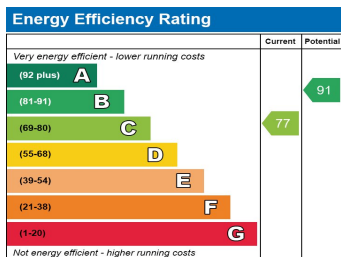
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Route Directions: The property can be found by taking the turning onto Ross Road off the Asda roundabout. Proceed along Ross Road continuing over the traffic lights crossroads and then turn left at the traffic lights onto Bullingham Lane into the Saxon Gate estate. Proceed straight over the roundabout and then turn left at the junction onto Staddlestone Circle. Follow around Staddlestone Circle and as the road bears right into Oakfield Close continue straight forward onto Poppy Walk. You will need to continue on foot at this point. The property will then be located on your right hand side.

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 co-operation in order that there is no delay in agreeing the sale.

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