



Williams



Williams Estate Agents

Present:

52
Loder Drive
Hereford, HR1 1DS

Guide Price £425,000

Sought After Location - Detached Property - Four Double Bedrooms - Lovely Cul De Sac Position - Utility & Wc -



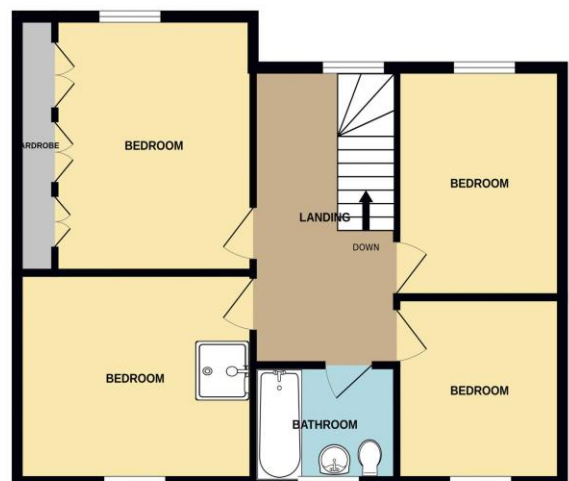
52 Loder Drive, Off Venns Lane, Hereford, HR1 1DS

The Property: Located in this sought after area and enjoying a cul de sac position. A four double bedroom detached property which benefits from a downstairs Wc, utility room, private garden, garage with driveway for three cars and lovely countryside views from the front of the property. The property is close to popular schools and colleges. Book A Free Valuation on 01432 277734 Directions: From Venns Lane turn right into Loder Drive turning left at the junction and follow the road until arriving at the property on your right hand side.

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



ACCOMMODATION

Entrance Hall 11' 4" x 4' 7" (3.45m x 1.40m)

Stairs to first floor and doors off to:

Cloakroom

With Wc and wash hand basin. Double glazed window.

Living Room/Dining Area 23' 10" x 14' 9" (7.26m x 4.49m)

(12'9 width of dining area) Living room: Double glazed window to front, radiator, gas fire with feature surround. Dining area: Double glazed sliding doors out to south facing rear garden, serving hatch from kitchen, radiator.

Kitchen 11' 10" x 9' 0" (3.60m x 2.74m)

Double glazed window above stainless steel sink unit, facing rear garden. A range of base and wall units, rolled edge work surfaces, plumbing for washing machine along with recess space for fridge and cooker, radiator, tiled floor leading to utility room.

Utility room 9' 0" x 5' 10" (2.74m x 1.78m)

Double glazed window to rear garden, further worktop space with base unit storage and plumbing for washing machine, wall mounted gas fired boiler. Door leading to garden.

www.williamsestateagents.co.uk

First Floor Landing 13' 5" x 6' 9" (4.09m x 2.06m)

With picture window capturing stunning views across North Hereford countryside, hatch access to boarded loft space. Doors off to;

Bedroom 1 15' 0" x 12' 9" (4.57m x 3.88m)

With double glazed window to front, again capturing countryside views, wall length wardrobe space, radiator.

Bedroom 2 12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window facing rear garden, radiator.

Bedroom 3 11' 7" x 9' 0" (3.53m x 2.74m)

With double glazed window to front, radiator.

Bedroom 4 10' 0" x 8' 10" (3.05m x 2.69m)

With double glazed window to rear, radiator.

Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)

With double glazed window facing rear, bath with shower over, Wc, wash hand basin, radiator.

Outside

The property is set back from the road and approached via a driveway, leading to the garage (16'1x9'1). Front and rear gardens laid to lawn, mature shrubbery. Brick paved side access which stretches along rear of property.

Hereford Office

Free Sales Valuations

Free Mortgage Advice

01432 277734

www.williamsestateagents.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.