



3 ROWLAND CLOSE

Hereford HR1 1XF



**3 Rowland Close  
Hereford  
HR1 1XF**

In an established and highly desirable location, a comfortable and attractive semi-detached family house, forming part of a quiet cul de sac on the eastern side of the cathedral city of Hereford.

**Guide Price £299,500**

#### **Situation and Description**

The property lies in a quiet cul de sac and forms part of a highly sought after and well-established residential area on the eastern side of the city. An excellent range of services are within easy reach including both primary and secondary schools, as well as colleges and a number of shops. The main city centre lies within one mile and offers a more extensive range of shopping and leisure facilities, as well as a mainline train station.

Available for the first time in many years, this cared for semi-detached house offers an excellent opportunity to buy a comfortable house with huge potential for extension and improvement. At present, it offers three bedrooms with double glazing throughout, fitted carpets, a modern shower room and attractive and well enclosed gardens at the rear.

At the front of the house an enclosed porch and front door leads into a reception hall which includes a night storage heater and a fitted carpet. The lounge is a good size and has a double-glazed window to the front with fitted blinds and curtains, a gas fire, fitted carpet and door through to a light and spacious kitchen/diner. Open plan, there are windows and sliding patio doors leading out to the enclosed rear gardens, a night storage heater, single drainer sink, working surfaces, fitted cupboards and drawers, space and plumbing for a washing machine, pantry cupboard, and further side door to outside.

From the hall, a fully carpeted staircase leads up to a first-floor landing, with night storage heater, airing cupboard and access to roof space. The main bedroom has fitted double wardrobes, a fitted carpet and double-glazed window to the

front, including vertical blinds and curtains. There are then two further bedrooms, both with fitted cupboards and carpets. All the bedrooms are then supported by a modern wet room with electric shower, wash hand basin, WC and electric ladder radiator.

#### **Outside**

The house is approached by its own private driveway which provides parking space and leads to a useful garage (17'10 x 8'8) with power and lighting, up and over door and door to side. The gardens at the front are open and laid to lawn, while the rear gardens are well enclosed on all sides by close boarded fencing, and include a central lawn, with a patio, herbaceous borders and useful garden store.

#### **Services and Considerations**

Mains Electricity, gas, water and drainage, are all connected.

Night storage heating and gas fire.

Tenure Freehold

Council Tax Band: C

EPC E 54/86

Mobile Phone Coverage 4G

Broadband Fibre

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





Lovely lounge leading through to a spacious kitchen/diner



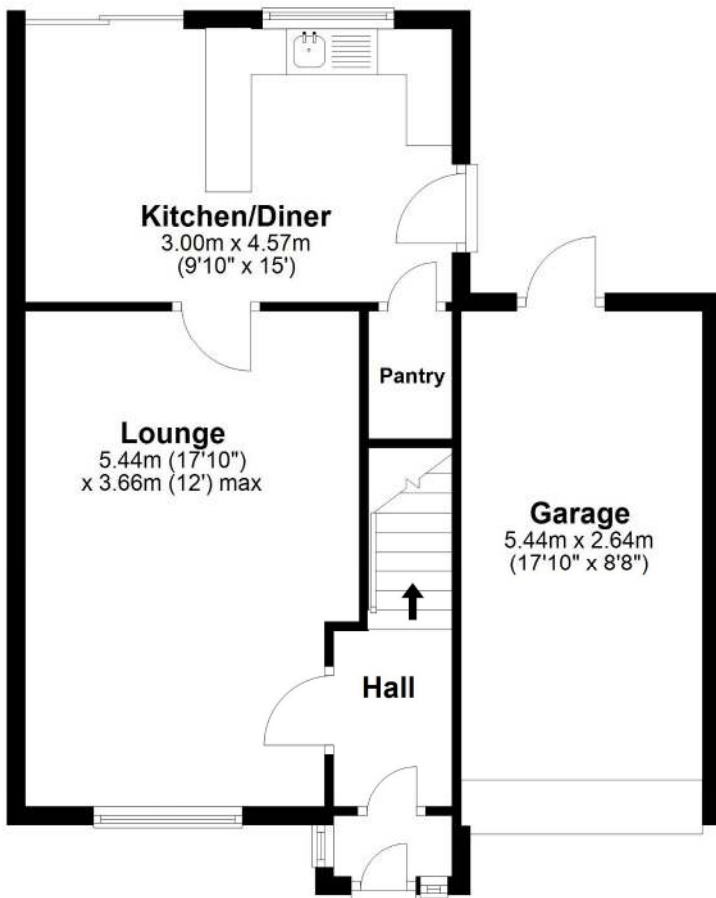


Three bedrooms supported by a modern wet room



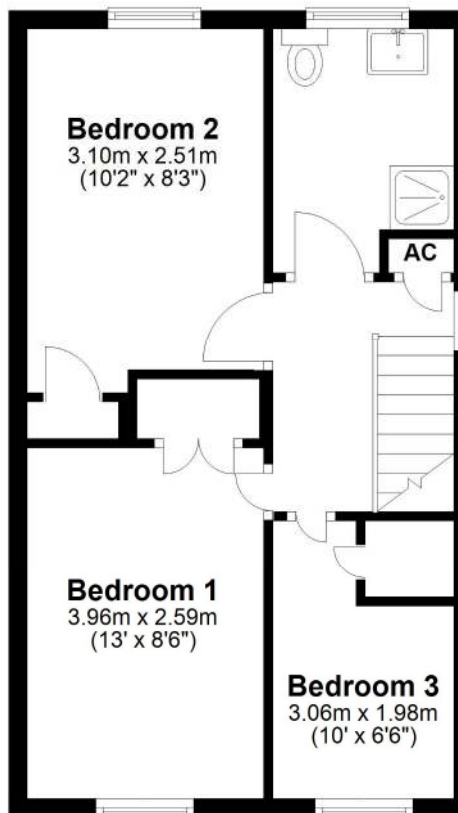
## Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



### Directions

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From the centre of Hereford, take the A438 towards Ledbury and proceed through the city on Ledbury Road. Continue under the railway bridge and go straight over at the roundabout before turning right into Church Road, at the next set of traffic lights. Continue past the school and straight over at the small roundabout into Gorsty Lane, before turning right into Harvey Road. Bear left into Siddons Road and Rowland Close will be found after a short distance, on the left-hand side.

Total area: approx. 90.9 sq. metres (978.8 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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