

for sale

offers in excess of **£450,000**



Overbury Road HEREFORD HR1 1JE

An immaculately presented, three bedroom detached property situated in a sought after location on the northern outskirts of the city centre. Further benefiting from ample off road parking, spacious rooms throughout and a newly fitted downstairs shower room.

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Approach

Approached by a large block paved driveway providing ample space for several vehicles, with outdoor lighting and power points on the front of the property, A level lawn runs alongside the drive, with secure side gates leading to the rear garden.

Entrance Hall

Ceiling light point, radiator and storage cupboard.

Lounge

11' 11" max x 13' 10" (3.63m max x 4.22m)

Double glazed window to front aspect, remote controlled gas fire with feature brick surround and oak mantle, ceiling light point and radiator.

Kitchen

7' 3" x 16' 11" (2.21m x 5.16m)

Soft closing wall, base and draw units with roll top work surfaces, one bowl sink and drainer with mixer tap, ceiling spotlights, radiator, double glazed window to rear and a door into the utility. Integrated appliances include oven, electric hob with extractor fan, Lamona dish washer and fridge freezer.

Dining Room

14' 9" x 11' 10" (4.50m x 3.61m)

Open L-Shaped room to kitchen with ceiling light point, radiator, double glazed window to front and sliding door to rear patio.

Utility Room

7' 6" x 7' 8" (2.29m x 2.34m)

Wall units, fitted work surface, plumbing for washing machine, space for tumble dryer, radiator, spotlights to ceiling and rear door to garden.

Downstairs Shower Room

Walk in shower cubicle with glass surround, tiled splashbacks and dual waterfall shower heads, hand wash basin, w/c, heated towel rail, automatic spotlights, double glazed obscure window to side elevation and extractor fan.



Landing

Ceiling light point, double glazed window to front elevation and doors to following:

Bedroom One

12' 1" max x 14' 4" (3.68m max x 4.37m)

Double glazed window to front elevation, ceiling light point, radiator and fitted storage cupboard.

Bedroom Two

14' 1" x 12' (4.29m x 3.66m)

Double glazed windows to front and rear elevation, ceiling light point and radiator.

Bedroom Three

11' x 8' (3.35m x 2.44m)

Double glazed window to rear elevation, ceiling light point, fitted storage cupboard and radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, hand wash basin with vanity unit, tiled splashbacks, heated towel rail, spotlights and double glazed obscure window to rear elevation.

Rear Garden

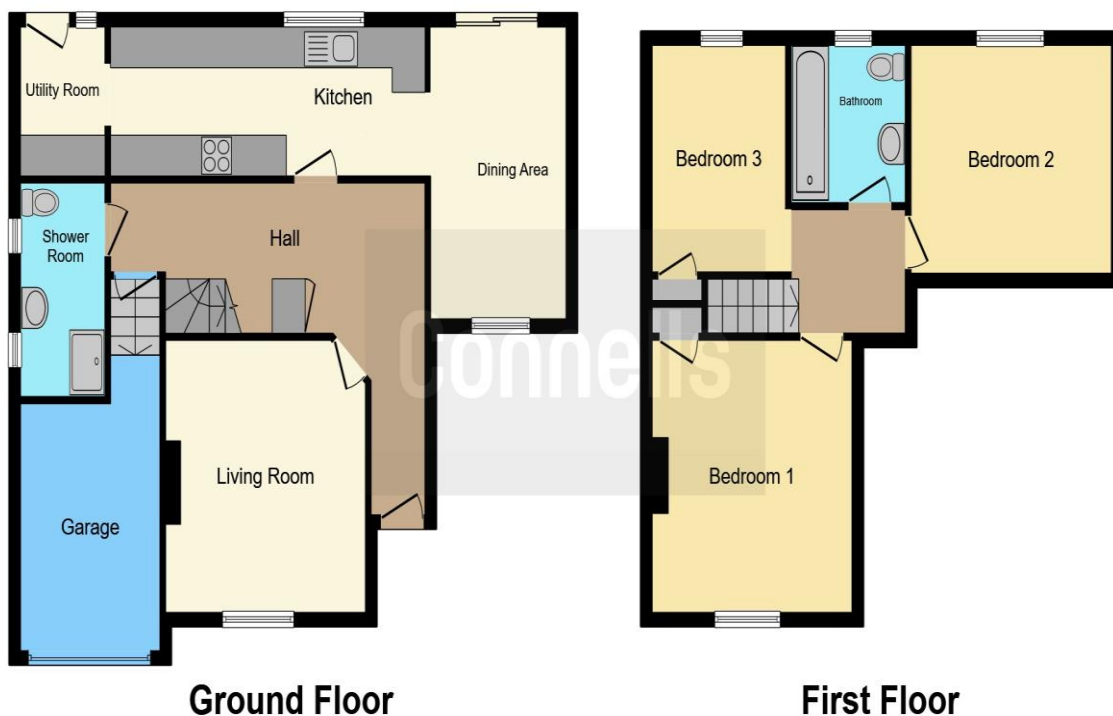
A large rear garden featuring a well manicured lawn, and spacious patio housing an impressive oak framed gazebo (12x18) with drop down canopies and outdoor heater. This sizeable garden is enclosed by a red brick wall and fencing to the borders, and also benefits from a fully lined and secure garden shed.

Integral Garage

7' 11" x 11' 7" (2.41m x 3.53m)

Integral garage with electric roller doors at the front, over head storage, power and lighting throughout and steps up to an integral door giving access into the inner hallway.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315261 - 0003

Tenure: Freehold

EPC Rating: E

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