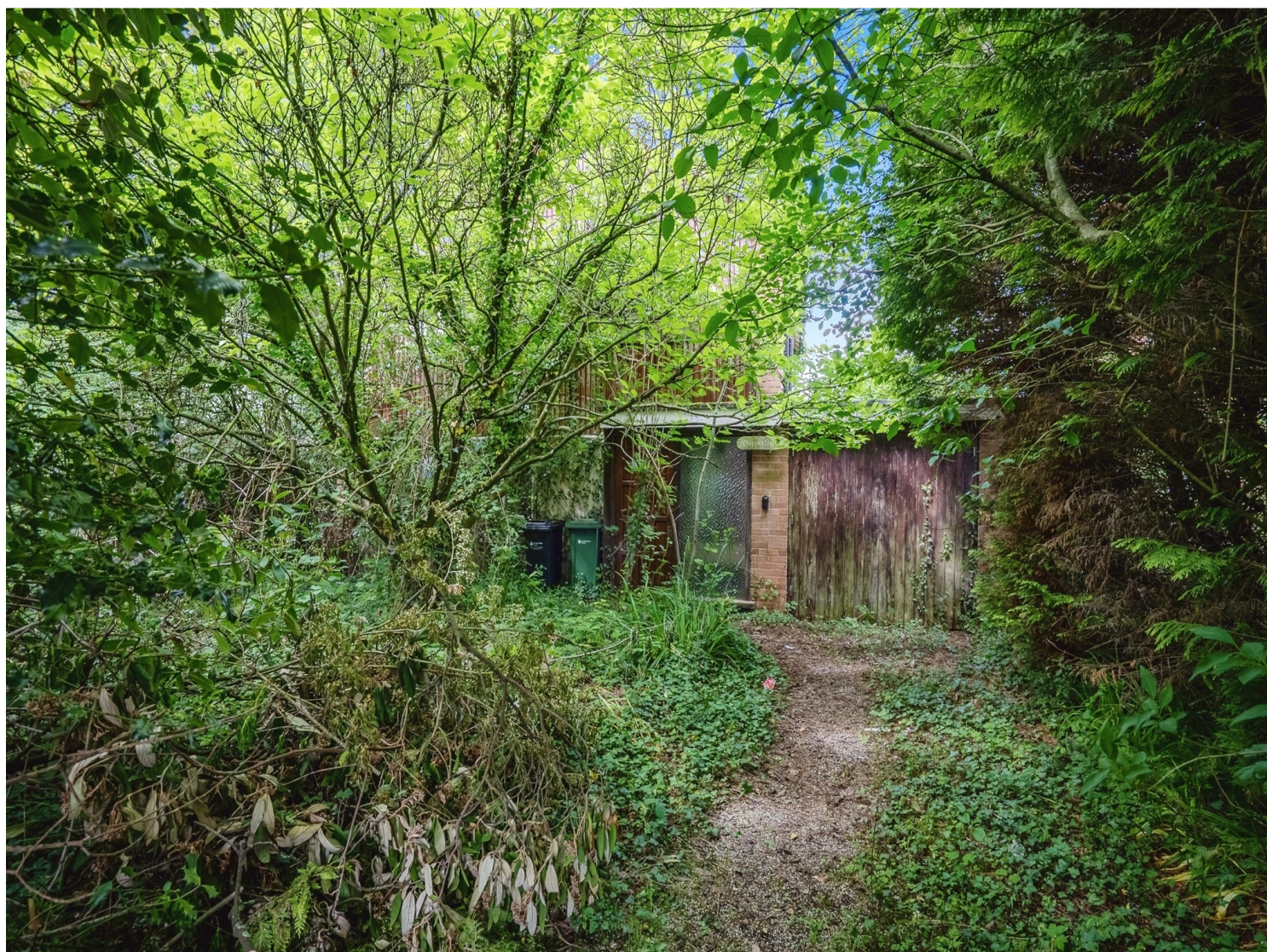


for sale

£260,000



Copperfields Church Road Lyde Hereford HR1 3AB

This three bedroom detached property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Set on a large plot with a large, overgrown garden the property is bursting with potential both inside and out. The home does require full refurbishment throughout making it an ideal project for investors, renovators or those seeking a home to completely make their own. Being sold with NO ONWARD CHAIN the property briefly comprises: off road parking, garage, entrance hall, lounge, dining room, kitchen, lean to, downstairs W.C, first floor landing, three bedrooms, bathroom, separate W.C, and a great size garden to the rear.

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Approach

A drop curb giving access to the tarmac drive which leads to the garage up and over doors. Mature shrubs to the borders and a side gate which gives access to the rear garden and the door to the front gives access to:

Entrance Porch

Door to front, window to front elevation, ceiling light point and door leading to the entrance hall

Entrance Hall

Door to front and window to front elevation, central heating radiator, ceiling light point, stairs leading to the first floor landing and doors to the following.

Lounge

15' 9" x 12' 11" (4.80m x 3.94m)

Windows to front and side elevation, open fire place with feature surround, two wall light points, ceiling light point and door to the following.

Dining Room

10' 4" x 12' 3" (3.15m x 3.73m)

French doors to the rear giving access to the rear garden and window to rear elevation, window to side, central heating radiator, ceiling light point and door to the following.

Kitchen

10' 5" x 10' 4" (3.17m x 3.15m)

Fitted kitchen with wooden wall and base units and roll top work surfaces over, one and a half bowl sink and drainer, splashback tiling to walls, space for cooker, plumbing for washing machine, space for fridge freezer, under stairs storage, window to rear elevation, ceiling light point and doors to the following.

Lean To

Window to side elevation, door to side giving access to the rear garden, ceiling light point, door to WC and garage.

Cloakroom

Window to side elevation, WC, wash hand basin and ceiling light point



First Floor Landing

Window to side elevation, loft access, storage cupboard, ceiling light point and door to following.

Bedroom One

16' 1" x 10' 11" max (4.90m x 3.33m max)

Windows to front and side elevations, built in wardrobes and ceiling light point.

Bedroom Two

14' 4" x 10' 3" (4.37m x 3.12m)

Windows to side and rear elevations and ceiling light point.

Bedroom Three

9' 3" x 7' 6" (2.82m x 2.29m)

Window to front elevation, fitted wardrobe and ceiling light point.

Bathroom

Bath with mixer taps, shower over, wash hand basin, part tiling to walls, window to rear elevation and ceiling light point.

Garage

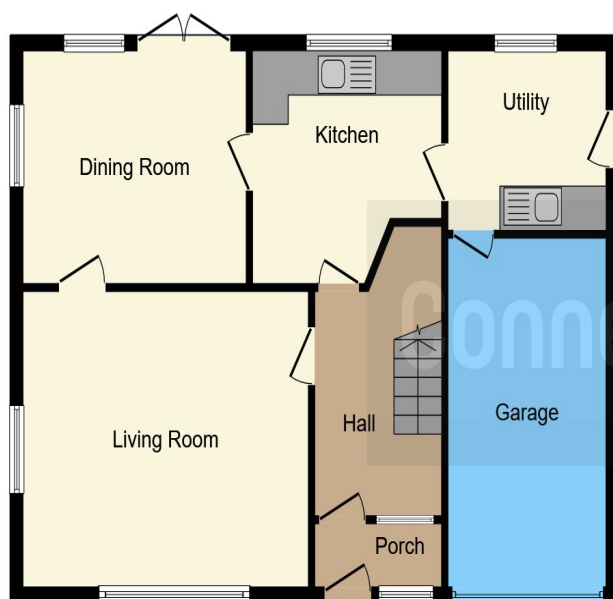
16' 8" x 8' 10" (5.08m x 2.69m)

Double opening doors, power and lighting.

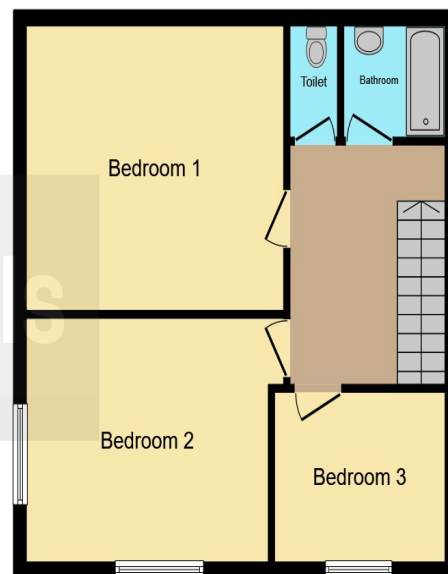
Rear Garden

A great size rear garden which is currently overgrown but could be made into something special with mature shrubs and fencing to the borders and backs on to fields.





Ground Floor



First Floor

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

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 HEREFORD HR4 9BX

Property Ref: HER315771 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

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