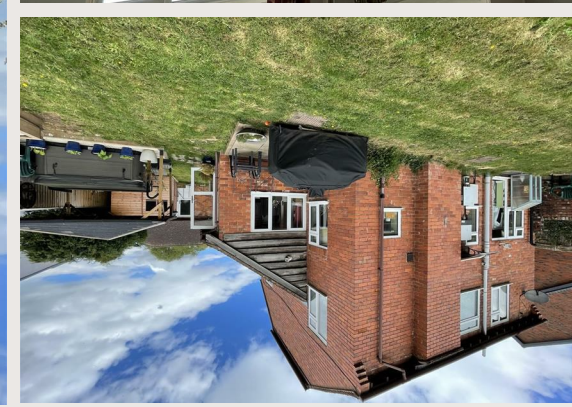




April Lodge, Roman Road, Hereford, HR1 1JL
Price £396,500

April Lodge Roman Road Hereford

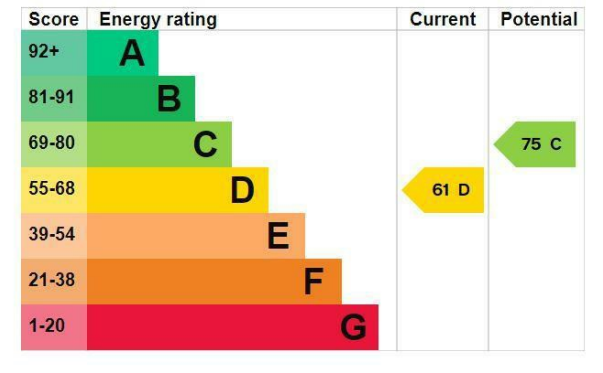
This delightful detached character house on Roman Road offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, two reception rooms, sun room and utility room as well as the double garage and ample parking. This property is ideal for those seeking a serene retreat and the opportunity to enjoy the beauty of the Herefordshire countryside. while still being close to local amenities.

With its blend of practicality and charm, this detached house is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this lovely house your new home.

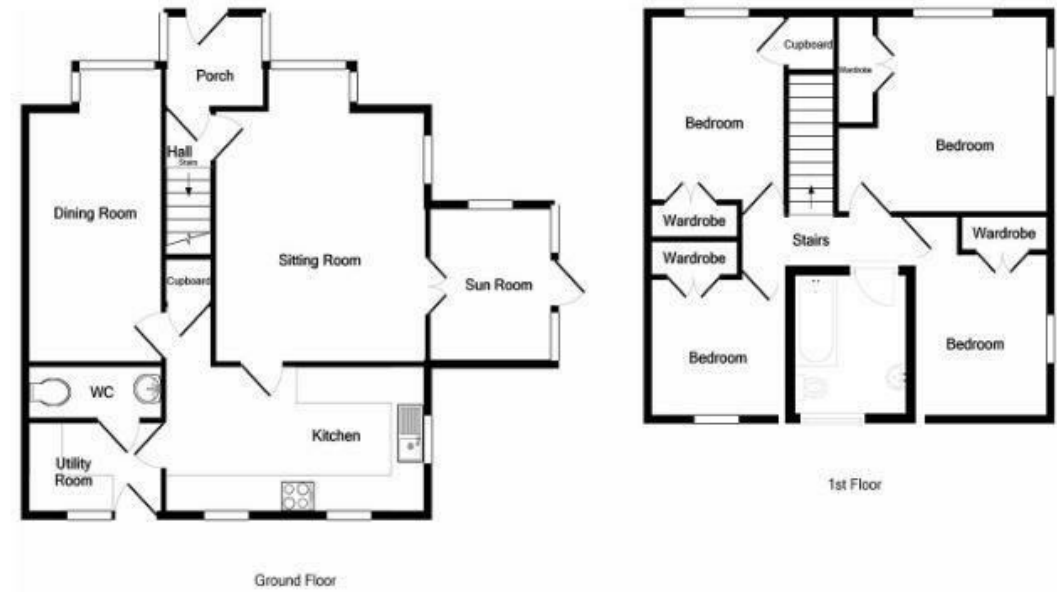
TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Detached family home
- Four first floor bedrooms
- Two separate reception rooms
- Garden room, utility & WC
- Double garage & ample parking
- Solar panels with battery storage
- Oil fired central heating
- Popular City outskirts location
- Front & rear gardens
- Double glazing throughout

Material Information
Price £396,500
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: D (61)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
A detached character home with centrally heated and double glazed accommodation including; Entrance porch and hallway, living room, garden room, fitted kitchen, utility room, downstairs WC, and dining room with four bedrooms and family bathroom upstairs. Outside is a particular feature of the property boasting gravel driveway and parking, double garage, lawn, raised beds and raised shelter for a hot tub.

Property description
Entrance from the front is via a double glazed door door to the porch which has a tiled floor, windows to each side, useful storage cupboard and door to the hallway with carpeted stairs rising to the first floor and door to the living room. The living room has a box window with window seat to the front aspect, doors to the garden room with windows to three sides and doors to the garden, a further door leads from the living room to the kitchen. The kitchen has a range of wall, base and drawer units, double oven, electric hob and sink drainer unit and door to the utility room which houses a Worcester oil fired boiler, plumbing for a washing machine, double glazed door and window to the rear and door to the downstairs WC. From the kitchen a doorway leads to an inner hall with large storage cupboard and access to the dining room with window to the front aspect.

From the hall stairs rise to a split landing with access to the loft and doors to all bedrooms and the bathroom which consists of a walk in bath and shower over, vanity sink unit and obscure window. Bedroom one has dual aspect windows and fitted wardrobes, bedroom two is a double with fitted wardrobes, bedroom three is also a double with fitted wardrobes plus an over stairs cupboard and bedroom four also includes fitted wardrobes.

Garden & Parking
The property is approached from the road via a gravel driveway providing ample car parking, there is a front lawn area and access to the double garage with an up and over door, pedestrian door to the side, power and light.

The rear garden is accessed from the utility room and is laid to lawn and enclosed by wooden fencing, the garden extends to the side of the property where there is a patio are, raised beds housing various plants and shrubs, a wooden covered area suitable for a hot tub and door to the garden room.

Location
Located on the Roman Road on the Northern outskirts of Hereford City with open rural countryside to the front and excellent road transport links to the North, East and West.

Hereford City is easily accessible and offers a wealth of amenities including schools, colleges, leisure, recreational and shopping facilities as well as further transport links via rail and bus.

Services
Mains water and electricity, oil fired central heating, septic tank drainage, solar panels with feed in tariff and battery storage

Herefordshire Council Tax Band D

Tenure - Freehold

Broadband
The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	5 Mbps	0.7 Mbps	Good
Superfast	49 Mbps	8 Mbps	Good
Ultrafast	900 Mbps	900 Mbps	Good

Networks in your area - Openreach, Airband

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Limited	None
Three	Limited	Limited
O2	Limited	Limited
Vodafone	Limited	None

Outdoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Anti Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions
From central Hereford proceed along Commercial Road, up and over Aylestone Hill to the roundabout at the bottom. take the first exit left into Roman Road. The entrance into April Lodge is the first on the left.

