



115 Highmore Street  
Hereford HR4 9PG



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 115 Highmore Street

£600,000

## Hereford HR4 9PG

**Steve Gooch Estate Agents are delighted to offer for sale this SUPERBLY PRESENTED FOUR BEDROOM, THREE BATHROOM, EXTENDED FAMILY HOME IDEAL FOR MULTI GENERATIONAL FAMILY LIVING, benefitting from LARGE ATTACHED SINGLE GARAGE, SOLAR PANELS, CCTV, BEAUTIFULLY MAINTAINED ENCLOSED GARDENS, AMPLE OFF ROAD PARKING and UPVC FACIAS and GUTTERING**

The property comprises of ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, LARGE CONSERVATORY, BEDROOM ONE with ENSUITE BATHROOM, BEDROOM TWO and SHOWER ROOM to the ground floor with BEDROOM THREE and BEDROOM FOUR with ENSUITE to first floor.

Hereford, a historic cathedral city nestled in the heart of the Wye Valley, offers a perfect blend of rural charm and modern conveniences. Renowned for its stunning natural surroundings, the city is set against the backdrop of rolling hills, lush countryside, and the tranquil River Wye, making it a haven for outdoor enthusiasts. Whether you're interested in scenic walks, riverside picnics, or exploring the nearby Malvern Hills, Hereford offers an abundance of opportunities to embrace nature at its finest.

The city itself boasts a rich heritage, with its most famous landmark, Hereford Cathedral, being home to the world-famous Mappa Mundi, a medieval map of the world. Stroll through the charming streets and you'll find a delightful mix of independent boutiques, cafés, and restaurants, alongside more modern shopping and entertainment options. For families, Hereford offers excellent schooling options, both state and private, with a strong sense of community evident throughout.

Despite its idyllic countryside setting, Hereford is well-connected. The train station provides regular services to major cities like Birmingham, Cardiff, and London, and the nearby road networks, including the M50 and A49, make it a convenient base for commuters.





The property is accessed via an arched opening with quarry tiled step leading to the front door of metal weather shield construction. This leads into the:

### **ENTRANCE HALL**

Inset ceiling spots, electric consumer unit, solar panel controls, tiled flooring, single radiator, power points, wooden door giving access to cupboard with shelving and lighting, front aspect upvc window overlooking the front driveway, doors giving access into:

### **LOUNGE**

**22'02 x 16'06 (6.76m x 5.03m)**

Inset ceiling spots, underfloor heating, tiled flooring, power points, tv point, multiple aspect windows overlooking the garden and driveway, sliding patio doors opening onto the garden.

### **DINING ROOM**

**13'03 max x 13'00 (4.04m max x 3.96m)**

Stairs leading to the first floor, understairs storage area, continuation of the tiled flooring, central heating thermostat controls, directional ceiling spots, mains wired smoke alarm, double radiator, power points, door giving access to airing cupboard housing the hot water cylinder, side aspect double glazed window with built-in blinds overlooking the garden.

### **KITCHEN**

**14'07 x 10'07 (4.45m x 3.23m)**

Single bowl, single drainer stainless steel Franke sink unit with mixer tap over, Quooker boiling water tap, granite worktop with matching upstands, glass splashback, range of base and wall mounted units, motorised cupboards above sink, power points, Siemens five ring induction hob with glass splashback, filter hood above, Siemens built-in double oven, integrated fridge/freezer, integrated washing machine and dishwasher, plate warmer, wall mounted heated towel radiator, two ceiling light tunnels, continuation of the tiled flooring, cupboard housing the gas fired central heating and domestic hot water boiler, inset ceiling spots, rear aspect upvc double glazed French doors opening into the:

### **CONSERVATORY**

**21'04 x 12'01 (6.50m x 3.68m)**

Dwarf wall construction with upvc double glazed windows to all sides, glazed self cleaning roof and top openers, double glazed single door and French door opening onto the garden, power, lighting, continuation of the tiled flooring, underfloor heating, integrated blinds to lower level windows.



From the entrance hall, doors into:

### **BEDROOM ONE**

**12'00 x 13'00 (3.66m x 3.96m)**

Built-in bedroom furniture to include chest of draws, shelving units, above-bed storage, two double wardrobes, four single wardrobes, corner unit, power points, single radiator, rear aspect upvc double glazed window with built-in venetian blinds, archway opening to a small inner hallway with door to storage cupboard, opening into:

### **ENSUITE**

**10'06 x 6'07 (3.20m x 2.01m)**

Fully tiled walls and flooring, jacuzzi style bath with waterfall tap, vanity wash hand basin on tiled plinth with waterfall monobloc tap, concealed floating cistern w.c, inset ceiling spots, extractor fan, underfloor heating, rear aspect obscure upvc double glazed window, integrated venetian blinds.

### **BEDROOM TWO**

**11'04 x 10'00 (3.45m x 3.05m)**

Ceiling light, range of built-in bedroom furniture including three double wardrobes, two single wardrobes, single radiator, power points, rear aspect upvc double glazed window, integrated venetian blinds, views overlooking the rear garden.

### **GROUND FLOOR SHOWER ROOM**

**7'03 x 6'03 (2.21m x 1.91m)**

Fully tiled wall and flooring, walk-in Kohler shower with mains fed multipoint shower, black close coupled w.c, vanity wash hand basin on a tiled plinth with monobloc mixer tap over, towel storage beneath, wall mounted heated towel radiator, feature mirror, ceiling lights, extractor fan.

From the dining room. stairs lead to the first floor:

### **LANDING**

Ceiling light, mains wired smoke alarm, door to storage cupboard, door to eaves storage space, rear aspect upvc double glazed window overlooking the garden, doors leading into:

### **BEDROOM THREE**

**15'7" x 11'6" (4.75m x 3.51m)**

Ceiling light, power points, single radiator, range of built-in furniture to include three double wardrobes with shelving and hanging options, side aspect upvc double glazed window overlooking the garden.







#### **BEDROOM FOUR**

**12'01 x 11'01 (3.68m x 3.38m)**

Ceiling light, power points, single radiator, rear aspect upvc double glazed window overlooking the rear garden, door giving access into:

#### **FIRST FLOOR ENSUITE**

**6'02 x 6'06 (1.88m x 1.98m)**

Fully tiled walls, close coupled w.c, pedestal wash hand basin, square shower cubicle with Mira electric shower fitted, single radiator, ceiling light, rear aspect Velux roof light, access to eaves storage space.

#### **GARAGE**

**22'09 x 9'03 (6.93m x 2.82m)**

Power, lighting, electric roller shutter door to front, cloakroom area with close coupled w.c, wall mounted wash hand basin, tiled flooring, rear aspect single glazed rear aspect window.

#### **OUTSIDE**

The garden gracefully wraps around both the side and rear of the property, offering a tranquil pond complete with a feature waterfall, surrounded by a variety of mature trees and bushes. Winding through the lawn's, leading to several charming spots including sheds for storage, a greenhouse, and multiple seating areas, one of which is an enclosed seating pod ideal for relaxation and entertaining. The garden is beautifully enclosed by walling and fencing, providing privacy, while outside lighting and power points add convenience for evening enjoyment.

To the front of the property, a spacious block-paved driveway can accommodate approximately four to five vehicles, and is secured by elegant electric gates alongside a personal pedestrian gate, offering both convenience and privacy

#### **DIRECTIONS**

From the North of the city, proceed West on the A4103, Roman Road, turning left into Kempton Avenue, left into Sandown Drive and left into Grandstand Road. Proceed until reaching the Westfield Post Office and convenience store. Turn left onto Highmore Street filtering right into a private lane where the property can be found on the right hand side.

From the South of the city, proceed along Victoria Street, passing the ASDA superstore, proceed over the river and upon reaching the roundabout, filter left onto Edgar Street. Proceed to the roundabout, turning left onto Newtown Road. At the mini roundabout, filter left onto Priory Place, following the road until it converges onto Grandstand Road. Turn right onto Highmore Street filtering right into a private lane where the property can be found on the right hand side.

#### **SERVICES**

Mains electricity, gas, water and drainage. Openreach and Zzoomm in area.



## WATER RATES

Welsh Water- TBC

## LOCAL AUTHORITY

Council Tax Band: D

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold

## VIEWING

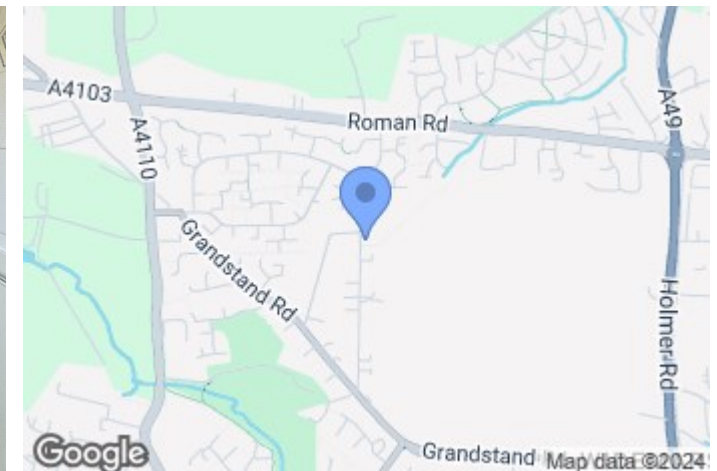
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 9.00am 7.00pm Monday to Friday, 9.00am 5.30pm Saturday.

## PROPERTY SURVEY

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





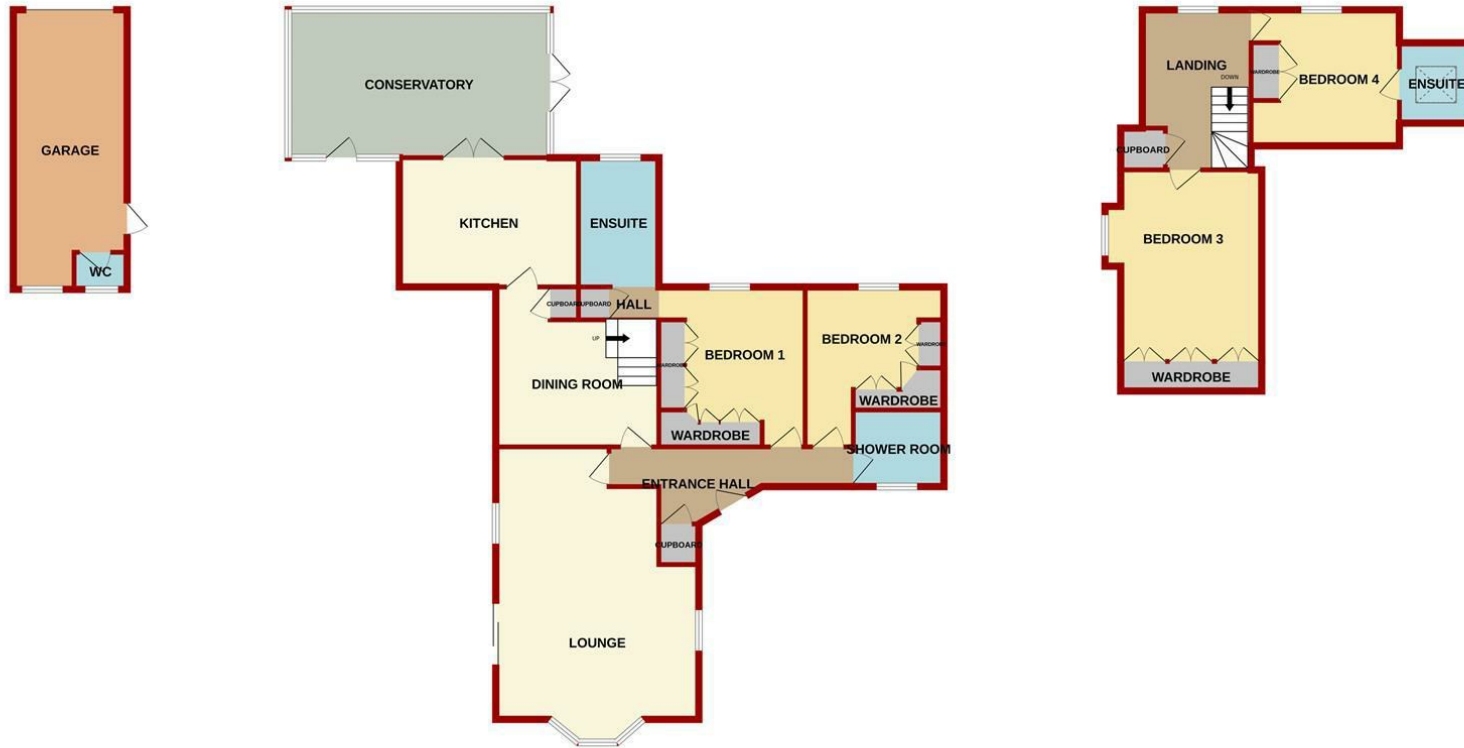




GARAGE

GROUND FLOOR

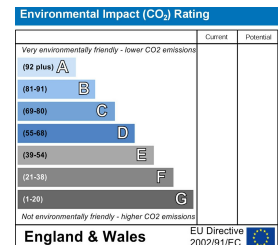
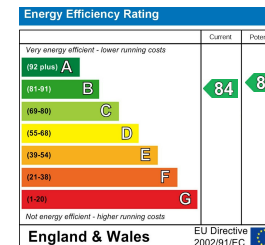
1ST FLOOR



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.  
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**MISREPRESENTATION DISCLAIMER**

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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