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6 Elm Road, Off Southbank Road, Hereford, HR1 2TH

'In a particularly convenient position, just to the north of the city centre, its facilities and amenities, a substantial four bedroom detached house with parking, garage and attractive part walled gardens'

NEW INSTRUCTION

£510,000 (Freehold)

Residential Sales and Lettings

6 Elm Road, Off Southbank Road, Hereford, HR1 2TH

LOCATION

Elm Road is a short residential cul-de-sac located just off Southbank Road between Bodenham Road and Aylestone Hill immediately to the north of Hereford City Centre. The position is sought for its convenience and access to the city's range of shopping, leisure and recreational facilities. Close-by are educational establishments and bus and railway stations along with the hospital.

DESCRIPTION

6 Elm Road has a distinct appeal, its design is typical of its era as is the quality of the build. The house is centrally heated and double glazed and offers accommodation arranged off a central hall which currently comprises a large open plan living room, capable of sub-division, there is a conservatory at the rear and the property also has a breakfast kitchen and cloakroom. On the first floor there are four bedrooms, a bathroom and separate shower room. The property has a block pavior driveway which runs to the garage, there is a front garden area and of note is the 70' long rear garden which on two sides is walled. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With composite door with patterned double glazed leaded glass over, adjacent double glazed windows and which opens to the:

Entrance Lobby

1.93m (6'4) x 1.42m (4'8)

With coved ceiling, door to understairs cupboard, with hanging rail and with wood veneer flooring which continues through a vertically glazed door to the:

Reception Hall

4.01m (13'2) x 1.91m (6'3)

With coved ceiling, period radiator, continuation of wood veneer flooring, stairway to the first floor, shelves, wall mounted thermostat, glazed door to the kitchen, six panel door to the living room and a six panel door to the:



Cloakroom

2.72m (8'11) x .84m (2'9)

With white suite comprising low level wc, vanity wash basin with mixer tap and cupboards below, tiled courses over, mirror above and vanity light with shaver point. Radiator, ceramic and floor tiles.

The Living/Dining Room

8.71m (28'7) x 3.51m (11'6)

Which in parts comprises:

The Living Room

4.75m (15'7) x 3.58m (11'9)

With a double glazed window overlooking the front garden, high level double glazed window to the side with tiled sills, coved ceiling, marble fire surround with hearth and living flame gas fire, radiator with a 10'9 wide opening to the:

Dining Area

3.76m (12'4) x 3.53m (11'7)

With a high level double glazed window to the side with tiled sill, coved ceiling, radiator, hatch from kitchen and with a pair of double glazed French doors with adjacent double glazed windows to the:

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Conservatory

3.12m (10'3) x 3.05m (10'0)

With a sun shade blue glass roof over part double glazed elevations off a brick base and part elevations are fully double glazed and a pair of French doors to the patio. From the conservatory a fine outlook is enjoyed over the rear garden.



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Kitchen/Breakfast Room

4.8m (15'9) x 2.62m (8'7)

With two double glazed windows overlooking the fine rear garden and with a double glazed door to the side. An extensive range of fitted base cupboards with wood effect work surfaces over, tiled surrounds and matching eye level cabinets. 1½ bowl sink unit with drainer and mixer tap, recess for cooker with hood over, recess for fridge, recess with plumbing for washing machine, ceramic floor tiles, radiator, wall mounted central heating and domestic hot water control clock, wall mounted gas fired boiler together with a broom cupboard and a pantry cupboard with fitted shelves.



ON THE FIRST FLOOR:

Landing

5.28m (17'4) x 1.91m (6'3)

With a double glazed window to the front, access hatch to loft storage space with drop down ladder, radiator and with doors to the bedrooms, bathroom, shower room and airing cupboard with insulated hot water cylinder.



Bedroom 1

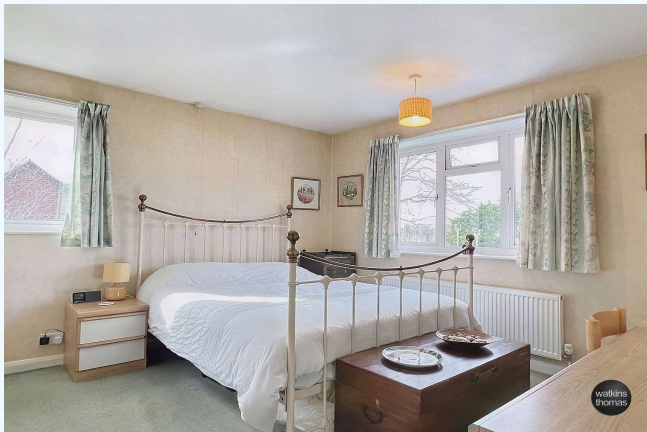
4.78m (15'8) x 3.51m (11'6)

With a double glazed window to the front, double glazed window to the side, pull light switch and a radiator.

Bedroom 2

3.76m (12'4) x 3.51m (11'6)

With a double glazed window overlooking the rear garden and with a double glazed window to the side. Pull light switch and radiator.



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Bedroom 3

3.05m (10'0) x 2.77m (9'1) (plus door recess)
With a double glazed window to the front and radiator.

Bedroom 4

2.74m (9'0) x 2.67m (8'9)
With a double glazed window overlooking the rear garden and traditional radiator.



The Family Bathroom

1.96m (6'5) x 1.65m (5'5) (plus door recess)
With white suite comprising bath with shower mixer, oak vanity unit with wash basin with cupboards below. Brick effect tiled surround to dado height, double glazed window and heated towel rail.

The Shower Room

1.85m (6'1) x 1.6m (5'3)
With a tiled shower cubicle with thermostatically controlled shower unit, extractor unit, radiator with towel rail over and low level wc and radiator.



OUTSIDE:

The property has a double width block pavior driveway which leads to the ATTACHED GARAGE (17'3 x 9'2) with a pair of wooden doors to the front, electric light and power points. There is also a window and personnel door to the side.

At the front of the property there is a rectangular lawn garden area with raised beds on each side which are heavily stocked and to the front there is a further border with a specimen tree . To the right hand side of the residence there is a pathway to the rear and to the left there is a wrought iron gate in a brick wall which leads to a paved pathway to the rear. The pathway runs through garden areas and there is a POTTING SHED (9'3 x 4'1).

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The rear garden is a particular attribute of this property. There is a raised patio area off which there is a further BRICK BUILT STORE and three steps lead down to the extensive lawned garden which has shaped borders and heavily stocked beds including Camelia, Pampas Grass and spring bulbs. The rear garden on two sides is enclosed by a mature brick garden wall and on the third by timber panels between concrete posts. The rear garden is approximately 70' long by 40' wide.



SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed along Commercial Road, enter Aylestone Hill and take the right hand turn into Southbank Road. After a short distance turn left into Elm Road and Number 6 will be identified on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

5th March 2024

ID37970

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

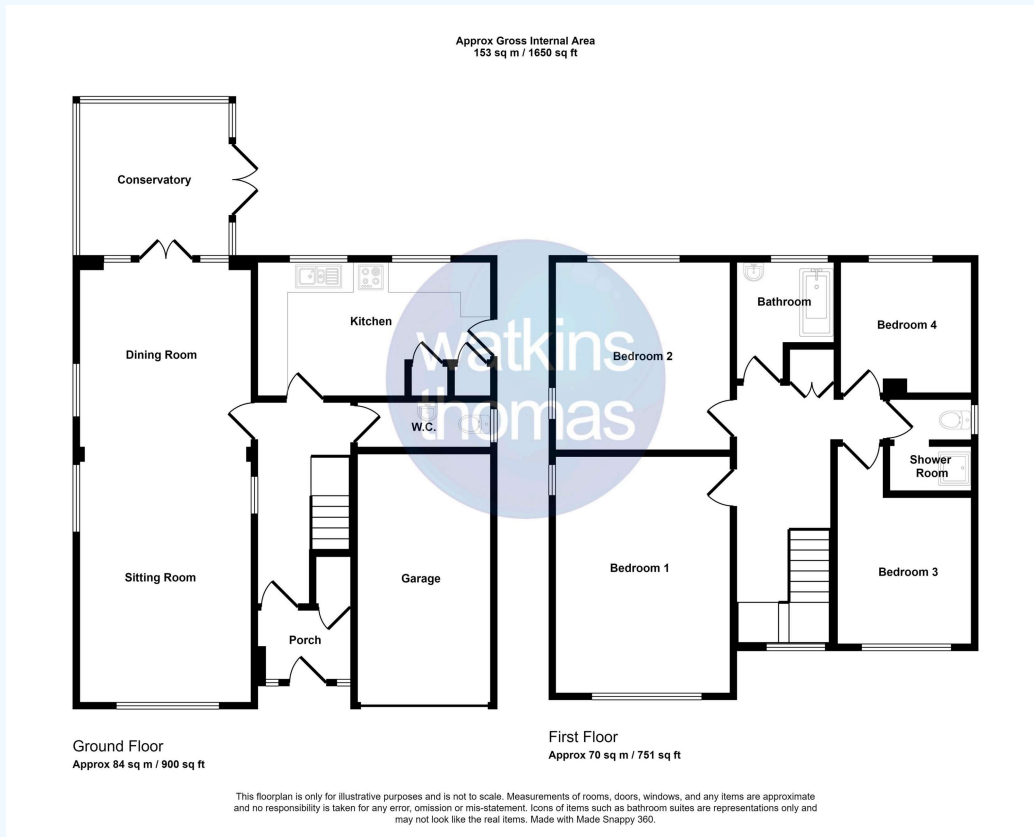
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. 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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