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Little Orchard, Roman Road, Three Elms, Hereford, HR4 9QN

'Set to the north of Hereford City a well presented three bedroom detached family home with modern kitchen, gas central heating, double glazing, off road parking and garage'

£380,000 (Freehold)

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LOCATION

The subject property is located on the Roman Road which lies to the north of Hereford City. In the locality is a public house, Co-Op supermarket and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a detached well appointed three bedroom family home with modern kitchen/breakfast room, lounge/dining room, three bedrooms and family bathroom. The property is both centrally heated and double glazed with off road parking, garage and enclosed garden. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Side aspect double glazed entrance door leading to the entrance hall with panelled radiator, stairs to the first floor, understairs storage cupboard, telephone point, coved ceiling, alarm panel, wooden flooring, door to the kitchen/breakfast room and lounge/dining room.

Kitchen/Breakfast Room

3.91m (12'10) (maximum) x 3.43m (11'3)

With front and side aspect double glazed windows, units comprising 1½ bowl sink drainer unit with work surfaces, splash backs, base units under with matching wall units, integrated fridge freezer, integrated electric oven with gas hob and cooker hood over, integrated microwave, coved ceiling, inset spot lights, panelled radiator and double glazed door leading to the rear porch.



Rear Porch

With side aspect double glazed window, vinyl flooring and rear aspect double glazed door opening to the rear garden.

Lounge/Dining Room

6.78m (22'3) (maximum) x 5.18m (17'0) (maximum - L-shaped room)

With front aspect double glazed French doors, two rear aspect double glazed windows, coving to ceiling, two panelled radiators, living flame gas fire with decorative surround and two wall lights.



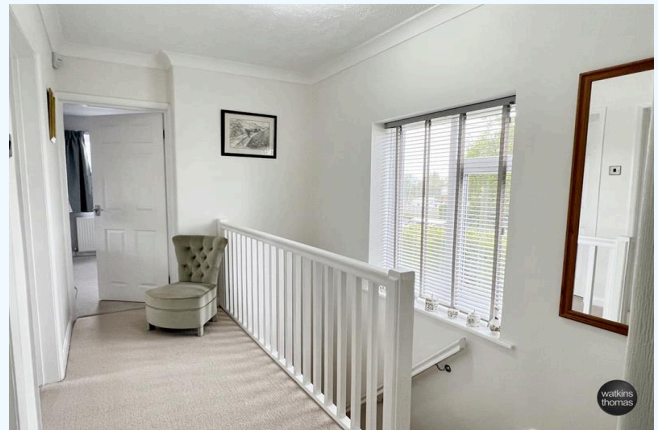
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ON THE FIRST FLOOR:

Landing

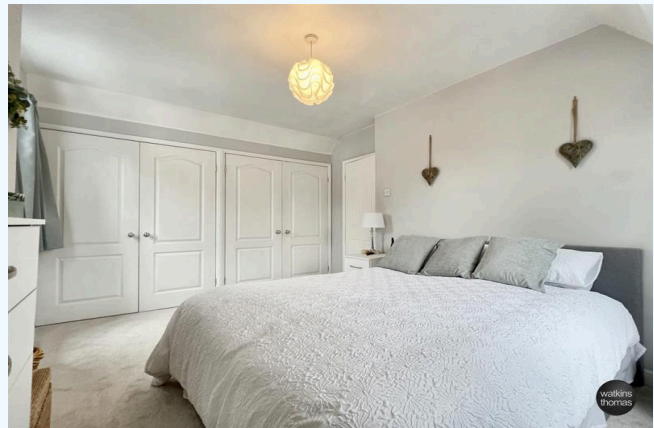
With front aspect double glazed window, cupboard housing the gas central heating boiler, access hatch to loft space, telephone point and coved ceiling.



Bedroom 1

4.27m (14'0) (to the wardrobe) x 3.3m (10'10) (maximum)

With rear and side aspect double glazed windows, two built-in double wardrobes, two panelled radiators, television point and reduced head height to one section of the room.



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Bedroom 2

3.91m (12'10) x 2.97m (9'9)

With rear aspect double glazed window and panelled radiator.



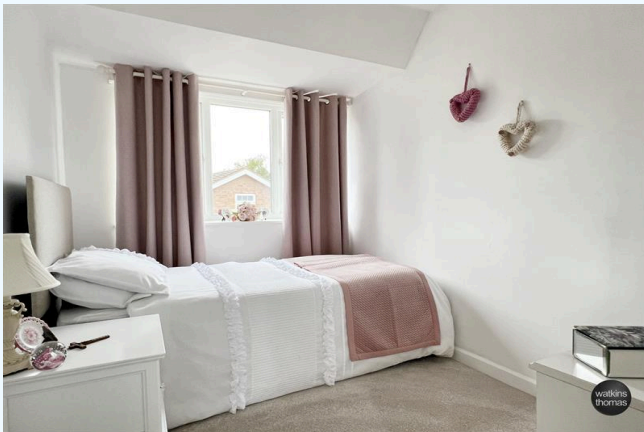
Bedroom 3

2.97m (9'9) x 2.13m (7')

With rear aspect double glazed window, panelled radiator and reduced head height to one section of the room.

Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath with Mira shower over with remote control, pedestal mounted wash hand basin, low flush wc, heated towel rail, mirror with built-in light, fully tiled wall surround and tiled flooring.



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OUTSIDE:

To the front of the property is a tarmacadam driveway with turning area giving access to the detached garage with up and over door, power, lighting, side aspect window and side aspect door giving access to the garden.

The property is set behind a hedge providing privacy and seclusion. To the side of the property is a lawned garden with patio area and shrub borders. To the rear of the property is a two tier patio area with shrub border enclosed by fencing. The main garden is laid to the side of the property where there is a lawn area, Birch tree and various other trees and shrubs.



COUNCIL TAX BAND D

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.

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.

VIEWING


Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

From Hereford City Centre continue out of Hereford on the Whitecross Road. On reaching the Whitecross roundabout take the third exit onto Three Elms Road. Continue along Three Elms Road to the traffic lights and turn left onto Roman Road where Little Orchard will be located on the right hand side.

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FOR FURTHER INFORMATION

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

16th May 2024
ID38068

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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 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.

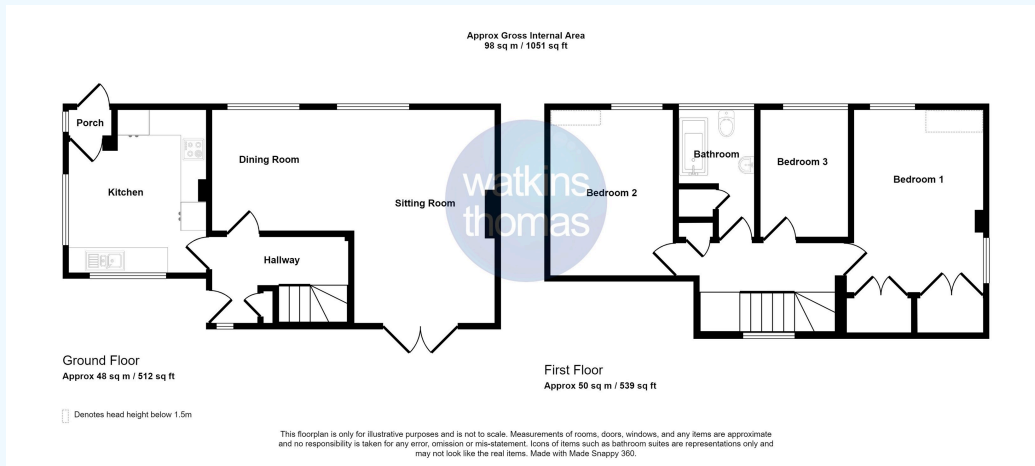
For properties in England and Wales:

- 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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