



17 OVERBURY ROAD HEREFORD HR1 1JE

£525,000
FREEHOLD

Peacefully situated in one of Hereford's most highly sought after residential locations, a deceptively spacious 4 bedroom detached chalet bungalow offering ideal family/retirement accommodation. The property which is immaculately presented throughout, has the added benefit of gas central heating, double glazing, luxury kitchen and bathrooms, generously sized living accommodation, private south facing rear garden, ample off road parking and to fully appreciate this property we strongly recommend an internal inspection.

Hereford city centre is within easy reach but there is also a wide range of every day amenities nearby including further education schools and colleges, supermarket, Hereford hospital and railway station and the popular Aylestone park.



17 OVERBURY ROAD

- Highly sought after location
- Spacious 4 bedroom detached chalet bungalow
- Luxury fitted kitchen & bathrooms
- Single garage & ample off road parking
- Ideal for family or retirement
- Must be viewed



Spacious Reception Hall

With laminate flooring, radiator, wall lights, under stairs storage area, useful cloaks/store cupboard, turning carpeted stair to the first floor, central heating thermostat and a glazed panel door to the

Lounge/Dining Room

An impressive south facing light and airy room with laminate flooring, 2 radiators, corner store cupboard, feature fireplace with hearth, display mantel and built in gas coal effect living flame fire, large window and double glazed sliding patio door to the rear garden with vertical blinds, a further double glazed window with blind to the side.

Luxury Fitted Kitchen/Breakfast Room

Kitchen Area

With a comprehensive range of wall and base units, ample work surfaces with splash backs, under cupboard lighting, feature flooring, breakfast bar, radiator, double glazed window to the front aspect with blind, recessed spotlighting, display shelving, pantry style cupboard, built in fridge, dishwasher and oven with 4 ring hob and extractor hood over, 1 1/2 bowl sink unit with mixer tap and door to the utility room.

Breakfast Area

With feature flooring, radiator, double glazed windows, feature lantern roof light, recessed spotlighting and double glazed bi-fold doors to the rear patio and garden.

Utility Room

With single drainer sink unit with a mixer tap, wall and base cupboards, work surfaces with splash backs, laminate flooring radiator, space and plumbing for a washing machine and tumble drier, under cupboard lighting, recessed spotlighting and internal door to the garage.

Bedroom 1

With fitted carpet, radiator, double glazed bay window to the front aspect with blinds and a range of fitted wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed bay window to the front aspect with blind and a range of fitted wardrobes.

Bedroom 3

With fitted carpet, radiator, double glazed window to the side with blinds

Downstairs Bathroom

With suite comprising a panelled bath with a rainwater style shower over and glazed screen, low flush WC, vanity wash hand basin with storage below, splash back, mirror and light over, laminate flooring, ladder style towel rail/radiator, double glazed window with blind.

Cloakroom

With a low flush WC, vanity wash hand basin with storage below, splash back, mirror and light over, double glazed window, laminate flooring and ladder style towel rail/radiator.

First Floor Landing

With fitted carpet, radiator, recessed spotlighting, Velux window and door to

Bedroom 4

With fitted carpet, radiator, corner store cupboard, recessed spotlighting, 3 Velux roof lights.

Shower Room

With suite comprising a shower cubicle with rainwater style shower head and glazed sliding doors, vanity wash hand basin with storage below, low flush WC, useful store cupboard, further eaves store cupboard, ladder style towel rail/radiator, laminate flooring and a Velux roof light.

Outside

to the front of the property there is an extensive driveway with a turning area providing ample off road parking, this leads to the

Garage

With double doors, power and light points, ample storage space, wall mounted gas central heating boiler and an internal door to the utility room.

The remainder of the front garden is laid to lawn and bordered by flowers and shrubs and all enclosed by high fencing and hedging for privacy.

To the rear of the property there is a good sized paved patio area providing the perfect entertaining space and with the rear garden facing south it becomes an ideal

suntrap.

The rear garden is mainly laid to lawn, bordered by flowers and shrubs and well enclosed by fencing, hedging and trees. There is a useful timber garden shed and side access.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings - Bromyard

Council tax band 'E' - £2,969 for 2025/2026
Water and drainage rates are payable.

Directions

Proceed north out of Hereford along Commercial Road crossing over the railway bridge onto Aylestone Hill. At the top of the hill go straight over and as you go down the other side take the first turning left into Overbury Road and number 17 is on your left hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

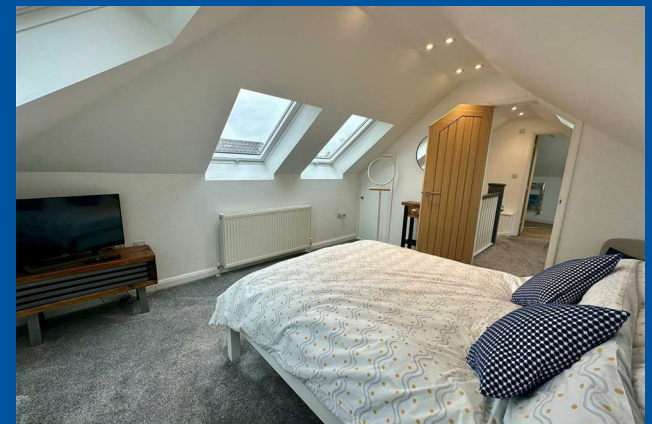
Monday - Friday 9.00 am - 5.30 pm

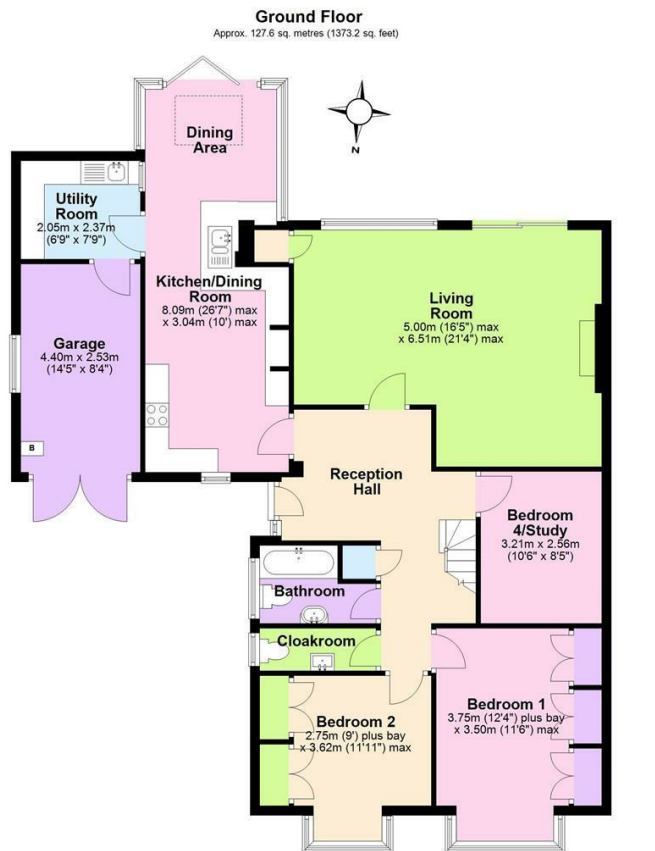
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

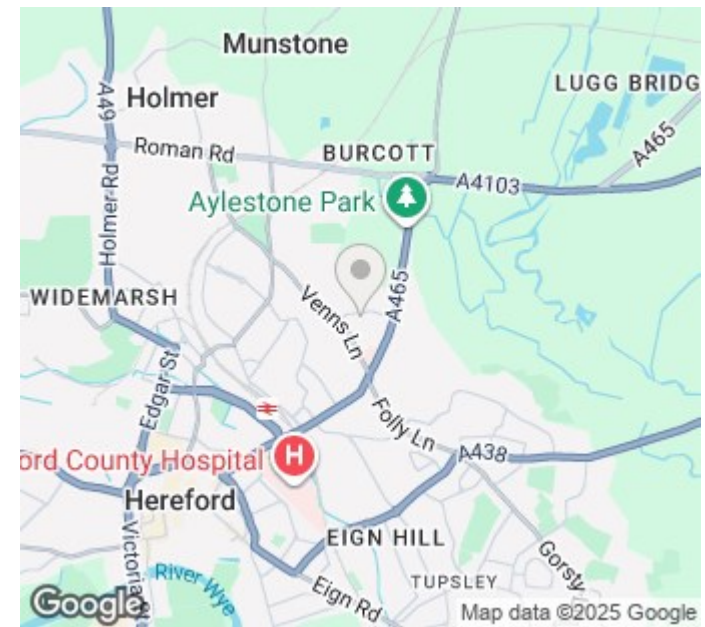
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

17 OVERBURY ROAD





Total area: approx. 157.3 sq. metres (1692.9 sq. feet)
17 Overbury Road, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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