



## 2 NIMROD DRIVE HEREFORD HR1 1UG

£399,950  
FREEHOLD

Pleasantly situated in one of Hereford's most highly sought after residential locations, a deceptively spacious 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, an extensive rear garden, generously sized living accommodation, ample scope to extend (subject to the necessary consent) and to fully appreciate this property we thoroughly recommend an internal inspection.

Hereford city centre is within easy reach but there is also an excellent range of local amenities including some of Hereford's most popular primary and secondary schools.





## 2 NIMROD DRIVE

- Highly sought after location
- 4 bedroom detached house
- Extensive rear garden
- Ideal family home
- Deceptively spacious accommodation
- Must be viewed



### Canopy Porch

With outside light and glazed panel entrance door through to the

### Spacious Reception Hall

With glazed side window, carpeted staircase to the first floor, central heating thermostat, double radiator with display shelf over, under stairs store cupboard, coved ceiling and door to the

### Downstairs Shower/Cloakroom

With low flush WC, wash hand basin, shower cubicle with glazed sliding door, double glazed window, tiled floor, coved ceiling, mirror fronted medicine cabinet, ladder style towel rail/radiator.

### L Shaped Open Plan Lounge/Dining Room

Lounge Area - with laminate flooring, a large window to the front aspect, radiator, coved ceiling, fire surround with hearth, display mantel and gas coal effect living flame fire.

Dining Area - with laminate flooring, radiator, coved ceiling, double glazed window to the rear and a large double glazed sliding patio door opening on to the rear garden.

### Kitchen/Breakfast Room

With single drainer sink unit, a range of wall and base cupboards, ample work surfaces and splash backs, double glazed side window with blind, breakfast bar, tiled floor, space for a breakfast table, a built in double oven with cupboards above and below, 4 ring gas hob

with splash back and cooker hood over, space for an upright fridge/freezer, eye level glass display cabinet, space and plumbing for a washing machine, spotlights and a double glazed sliding patio door to the rear.

### First Floor Landing

With access hatch to the roof space, built in airing cupboard also housing the gas central heating boiler and door to

### Bedroom 1

With fitted carpet, radiator, coved ceiling, a large double glazed window to the front aspect and a built in corner wardrobe with hanging rail and shelf.

### Bedroom 2

With fitted carpet, radiator, coved ceiling, large double glazed window to the front aspect, space for wardrobes.

### Bedroom 3

With fitted carpet, radiator, coved ceiling, double glazed window overlooking the rear garden and a built in single wardrobe.

### Bedroom 4

With fitted carpet, radiator, double glazed window to the rear.

### Bathroom

Fitted with a suite comprising a bath with shower unit over, pedestal wash hand basin, low flush WC, radiator, double glazed window with blind, laminate flooring, wall mirrors and a mirror fronted medicine cabinet.

### Outside

To the immediate rear of the property there is an extensive paved patio area that provides the perfect entertaining space, this leads on to one of the main features of the property - the good sized garden. This is mainly laid to lawn, interspersed with a variety of flowers and shrubs and is well enclosed by fencing and trees to maintain privacy. The patio area extends with access to the detached summer house.

To the side of the property there is a useful greenhouse, timber garden shed and workshop with power, light, work bench and shelving. Access to the rear can be gained via both sides of the property.

To the front there is a driveway providing ample off road parking which leads up to the GARAGE- with electric remote controlled up and over door, power and light points, ample storage space, side windows and personal door to the rear.

### Agents Note

The property has previously had planning permission for a 2 storey (granny annex) side extension

### Property Services

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

### Outgoings

Council tax band 'E' - £2,969 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed east out of Hereford along Blueschool Street continuing to Bath Street, St Owen Street and then turning right into Eign Road. Continue into Hampton Park Road, then turn left into Nimrod Drive and then immediately right to the drive belong to No. 2.

### Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

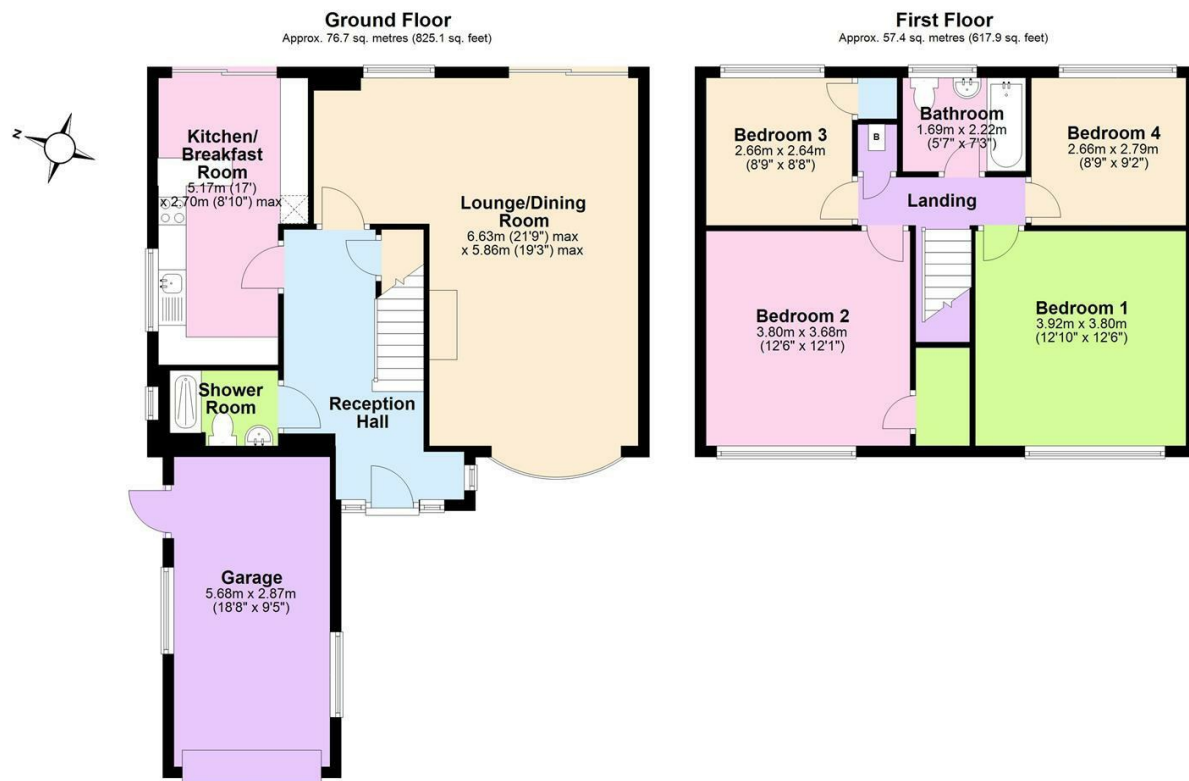
### Money Laundering Regulations

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

## 2 NIMROD DRIVE

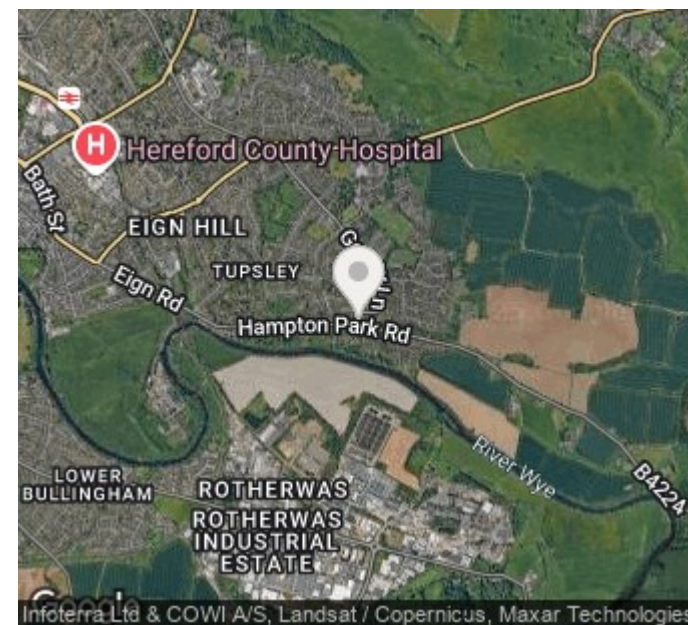






Total area: approx. 134.1 sq. metres (1443.0 sq. feet)  
2 Nimrod Drive, Hereford

**EPC Rating: C Council Tax Band: E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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