



## 76A HIGHMORE STREET HEREFORD HR4 9PQ

£395,000  
FREEHOLD

Situated in a popular residential location a spacious 4 bedroom detached house with 2 large reception rooms, breakfast kitchen, good-sized west facing garden, ideal family home. Must be viewed.





# 76A HIGHMORE STREET

- Spacious 4-bedroom detached house
- Popular residential location
- Two large reception rooms
- Breakfast kitchen for family meals
- Good-sized west-facing garden
- Ideal family home
- Located on Highmore Street, Hereford
- Built in 1980, older charm
- 1,539 sq ft of living space
- Viewing recommended



## Living Room

A spacious living room featuring a large bay window that floods the room with natural light. The space is finished with wood-effect flooring and decorated with a combination of plain and patterned walls, creating a welcoming and stylish atmosphere. A traditional-style fireplace serves as a charming focal point, while ample seating provides a comfortable area for relaxation. The room is open to the dining area through wide French doors, enhancing the sense of space and flow.

## Dining Room

The open-plan dining room is a versatile space featuring wood-effect flooring and neutral walls. It comfortably accommodates a six-seater glass dining table and has space for a seating area with sofas, making it ideal for both formal meals and casual gatherings. An internal window with a breakfast bar connects this room to the kitchen, allowing easy serving and interaction between the two spaces.

## Kitchen

This kitchen benefits from a vaulted ceiling with a large skylight that brightens the room beautifully. It is fitted with light wood cabinets and contrasting black countertops, complemented by a striking black and white tiled backsplash. The kitchen includes space for a small dining table, and sliding patio doors open directly onto the garden patio, creating a seamless indoor-outdoor flow. The flooring is finished in dark tiles, adding a modern touch to the room.

## Hallway

The hallway offers a warm welcome with wood-effect flooring, neutral walls, and a staircase leading to the first floor. It connects the entrance with the living areas and kitchen, providing good circulation space and access to the rest of the home.

## Bedroom 1

Bedroom 1 is a well-proportioned double room featuring a large window that allows plenty of daylight to brighten the space. It includes built-in wardrobes with sliding doors and a ceiling fan, creating a comfortable and practical sleeping environment. The room has light-coloured flooring and pale walls, maintaining a calm and restful atmosphere.

## Bedroom 2

Bedroom 2 is another double room with a large window that looks out over the garden. It features a ceiling fan, a wardrobe, a chest of drawers, and a sofa, providing both storage and extra seating. The room's light flooring and neutral walls create a fresh and airy feel.

## Bedroom 3

Bedroom 3 offers a comfortable double space with a window overlooking the outside. The room includes a desk and chair, making it suitable as a flexible bedroom or home office. It has light wood flooring and soft grey walls, contributing to a peaceful environment.

## Study

A compact study featuring a skylight and a window that

together provide plenty of natural light. The room is furnished with a desk, office chair, and storage units, creating a practical workspace. Neutral carpet flooring and white walls complete the simple yet functional setting.

### Bathroom

This bathroom features a modern walk-in shower with glass screen and a wall-mounted illuminated mirror above a compact basin unit. The room is tiled floor-to-ceiling in light grey tiles and includes a toilet with a concealed cistern. A frosted window provides privacy while allowing natural light in.

### Front Exterior

The driveway at the front of the property provides ample parking space with a paved surface. The detached house has a clean white exterior with decorative brickwork at the corners, a pitched roof, and double-glazed windows. There is a garage to the side, accessed via the driveway, adding practical storage and parking options.

### Rear Garden

The rear garden is a generous outdoor space with a well-kept lawn bordered by planting and trees, including a distinctive palm tree. A curved paved path leads from the house to a patio area, ideal for outdoor seating, and the garden is enclosed by wooden fencing for privacy. There is also a shed or outbuilding at the far end, offering useful storage.

### Outgoings

Water and drainage rates are payable.

### Tenure & Possession

Freehold - vacant possession on completion.

### Money Laundering

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

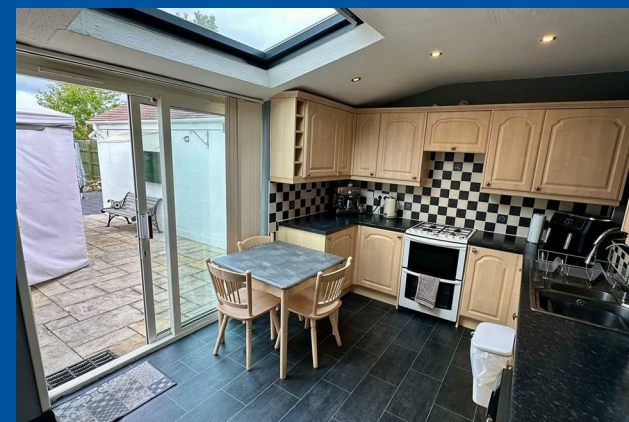
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

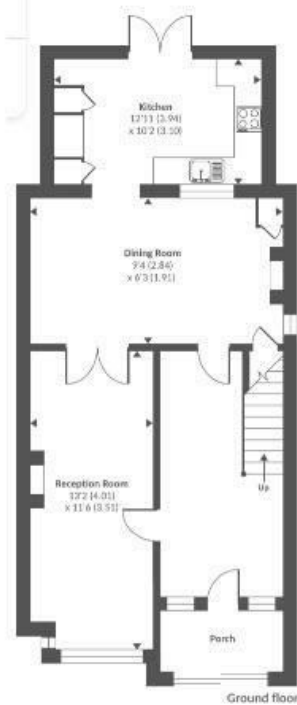
### Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

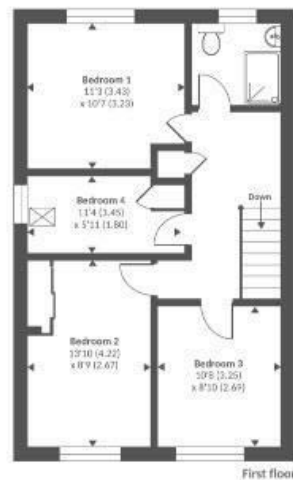
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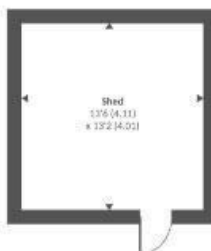




Ground floor



First floor



Approximate Area = 1349 sq ft / 125.3 sq m  
 Garage = 127 sq ft / 11.8 sq m  
 Outbuilding = 182 sq ft / 16.9 sq m  
 Total = 1658 sq ft / 154 sq m  
 For identification only - not to scale



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>		
(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	

EPC Rating: C Council Tax Band: D

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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