



9 AMBLESIDE DRIVE HEREFORD HR4 0LP

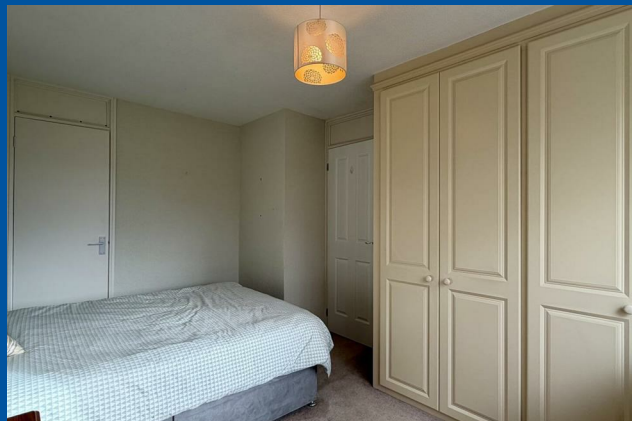
£269,950
FREEHOLD

Situated in a popular residential location, this 3 bedroom extended link-detached house is ideal for either first time buyers or as a family home. Close to schools, the racecourse and local amenities, the property has the benefit of a garage, off-road parking and an enclosed garden. Viewing strongly advised



9 AMBLESIDE DRIVE

- Three bedroom link detached house
- Garage, parking & garden
- Sold with no onward chain
- Ideal first time buyer/ family home
- Popular residential location
- Extended ground floor accommodation



Ground floor

With entrance door leading into the

Entrance hallway

With vinyl flooring, ceiling light point, large understairs storage cupboard and doors leading into

Downstairs W/C

With low flush w/c, pedestal wash hand basin, radiator, tiled floor, ceiling light point and double glazed window.

Lounge

With fitted carpet, ceiling light point, two radiators, coal effect living flame fireplace, bay window to the front with fitted blinds and door leading through into the

Kitchen/breakfast room

A fitted kitchen with matching wall and base units, ample work surface space, four ring gas hob with electric double oven below and extractor, stainless steel sink and drainer unit, washing machine, integrated under counter fridge, double glazed window, further fitted units, ample space for a small dining table, carpeted stairs leading up, two radiators, two ceiling light points, door to the dining room and door back into the entrance hall.

Family/Sun room

With tiled floor, ceiling light point, radiator double

glazed windows and door out to the rear garden and rear door into the garage.

First floor landing

With fitted carpet, double glazed windows radiator, ceiling light point, smoke alarm, airing cupboard with radiator and fitted wooden shelving with doors leading to

Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, single built in storage cupboard (potential for en-suite) and an array of fitted wardrobes and units.

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

Bedroom 3

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Shower room

Recently completed, modern fitted shower room with large walk in shower, electric shower head over, tiled surround, pedestal wash hand basin, low flush w/c, heated towel rail, recess spotlights and double glazed window.

Outside

To the rear, a low maintenance south facing paved

garden and patio with a border of ornamental plants with a small strip of lawn enclosed by a brick wall and fencing.

To the front, a brick paved double length driveway with further additional parking, useful outside storage cupboard housing the meters and access to the garage with up and over door to front and rear door providing access to the Family/Sun room. The garage has light, power and a wall mounted gas central heating boiler

Directions

Proceed west out of Hereford along Whitecross Road, at the Monument roundabout take the fourth exit onto Yazor Road, proceed towards the Racecourse and take the last left turning before the roundabout onto Ambleside Drive, the property is then situated a short distance up on the left hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

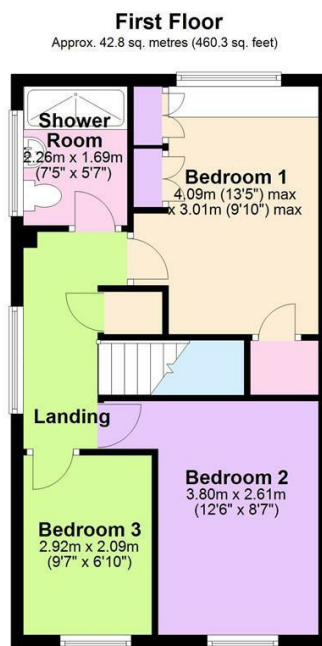
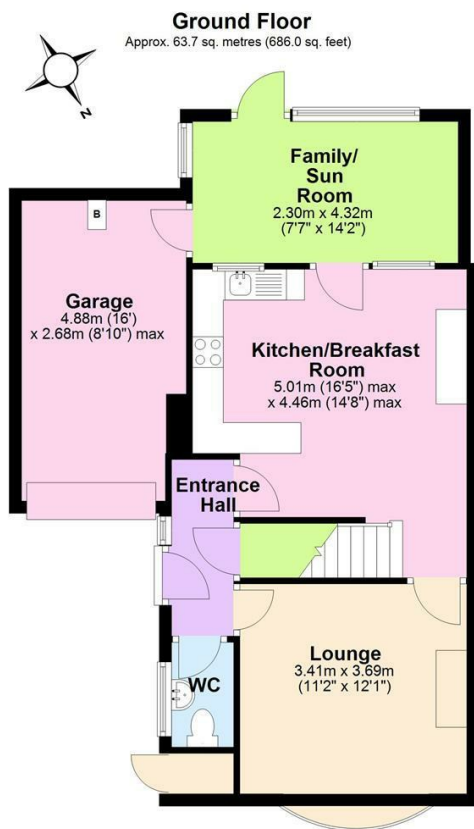
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

9 AMBLESIDE DRIVE





Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

9 Ambleside Drive, Hereford

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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