



## 41 CAMPBELL ROAD

HEREFORD HR1 1AD

£315,000  
FREEHOLD

Situated North of Hereford City, an immaculately presented three bedroom modern semi detached home offering ideal first time buyer/small family accommodation. The property offers flexible accommodation set across three floors and benefits from gas central heating, double glazing, driveway parking and enclosed rear garden. A viewing is highly recommended.



# 41 CAMPBELL ROAD

- Immaculately presented throughout • Ideal first time buyer/ small family home • Three bedroom semi detached • Driveway parking, enclosed garden • Popular residential location • Must be viewed!



## Ground Floor

Canopy porch and entrance door leading into the

### Entrance Hall

With mat well, recess spotlights, fitted carpet, radiator, carpeted stairs leading up with useful under stair storage cupboard and door leading into

### Open Plan Kitchen/Dining/Family Room

A beautiful open space for all the family to enjoy with a modern fitted matte grey kitchen with wall and base units with quartz worksurfaces over, fitted island with breakfast bar, useful storage and power points, integrated appliances include a double neff oven, neff induction hob with extractor hood over, fridge/freezer, dishwasher, washing machine, drinks fridge and 1 1/2 bowl sink and drainer unit. The kitchen has a mix of recess spotlights, two hanging ceiling pendants, under cupboard lighting. Triple aspect double glazed windows and french doors flood the space with natural light and open up into the low maintenance rear garden. To the dining area there is wood effect flooring, upright radiator and flowing into the snug with fitted carpet, recess spotlights, radiator with double glazed window to the front aspect.

### First Floor Landing

With fitted carpet, smoke alarm, recess spotlights, double glazed window to the front aspect, carpeted stairs leading to the second floor and doors into

## Lounge

With fitted carpet, ceiling light point, double glazed window, radiator, french doors with Juliet balcony and false fireplace with tiled hearth, wooden mantle over and bespoke fitted cabinetry to the recess.

### Bedroom Two

With fitted carpet, radiator, ceiling light point, double glazed window and single built in wardrobe.

### Cloakroom

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, wood effect flooring, ceiling light point and extractor.

### Second Floor Landing

With fitted carpet, recess spotlights, smoke alarm, large storage cupboard and doors to

### Main Bedroom with En-suite

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, triple built in wardrobe with mirrored sliding doors and useful storage cupboard over the stairs, a door leads into the En-suite shower room

With double width walk in shower, sliding door and tiled surround, low flush w/c, pedestal wash hand basin with tiled splash back, chrome heated towel rail, double glazed window, recess spotlights and wood effect flooring.

### Bedroom Three

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

### Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, radiator, recess spotlights, double glazed window and wood effect flooring.

### Outside

To the rear a south east facing garden making it a perfect suntrap laid to decking and artificial grass for ease and low maintenance with a paved patio to the top corner. There is a side access gate leading to the front and the garden is enclosed by fencing. There is a rear access door leading in to the garage. To the front a double width driveway providing off road parking for two vehicles with side access gate and access door to the garage.

### Garage

The rear of the garage has been part converted into a utility room with wood effect flooring, recess spotlights, fitted wall and base units, space for a tumble dryer with door leading into the garage with up and over door to front, light and power.

### Directions

From Hereford City Centre, head North along Edgar Street towards the A49, at the roundabout take the third exit onto Newtown Road and take the first exit left at the next roundabout heading over the bridge and turning left up College Road. Proceed to the top of College Road and at the traffic lights turn right onto

Venns Lane, then take the left turn signposted for Campbell Road and follow the road round where the property is situated on the right 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.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

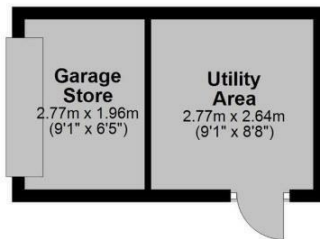
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

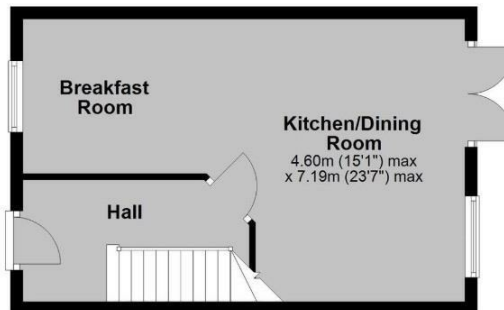
## 41 CAMPBELL ROAD



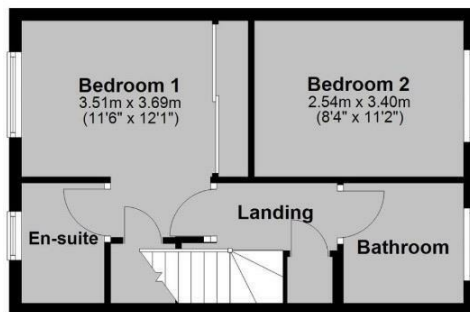
## Garage



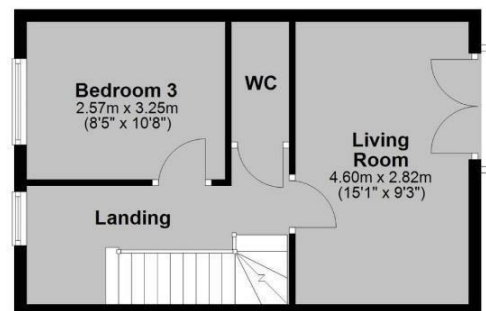
## Ground Floor



## Second Floor



## First Floor



Total area: approx. 114.7 sq. metres (1234.5 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	89
(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: 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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