



45 HAFOD ROAD
HEREFORD HR1 1SQ

£650,000
FREEHOLD

Modern detached house in an exclusive residential location with 4 bedrooms, 1 en-suite, large ground floor extension, double garage and gardens. Viewing advised.



45 HAFOD ROAD

- Lovely detached house • Quiet residential location • Viewing highly recommended • Garden & double garage • 4 bedrooms, 1 en-suite • Large ground floor extension



Entrance Porch

Tiled floor and door to the

Reception Hall

Radiator.

Lounge

With recessed brick fireplace with hardwood mantel, woodburning stove, 2 radiators, window to front and part-glazed double doors to the rear.

Family Room

Radiator, bay window to rear.

Kitchen

Fitted with a range of shaker-style base and wall mounted units with hardwood worksurfaces and tiled splashbacks, kickboard heater, Travertine tiled flooring, porcelain sink, Rangemaster dual fuel stove, breakfast bar with hardwood top, built-in dishwasher, window to rear.

Study

Laminate flooring, radiator, 2 windows.

Dining/Living Room

A more recent extension with full height ceiling with 2 Velux windows, laminate flooring, 2 radiators, double doors to the garden, 4 windows, exposed ceiling timbers and door to front.

Utility Room

Radiator, sink unit, base storage unit, laminate flooring, gas fired central heating boiler, electric fuseboxes, plumbing for washing machine,

Downstairs Cloakroom

Comprising WC, wash hand-basin, ladder style radiator and extractor fan.

Staircase with hardwood balustrade leads from the

Landing

Hatch to roof space, radiator, airing cupboard with hot water cylinder.

Bedroom 1

Radiator, window to front and dressing room with built-in wardrobes, radiator, window to rear and door to the En-suite Bathroom comprising a bath with mixer tap and shower attachment, WC, wash hand-basin with cupboard under, shaver point, radiator and window.

Bedroom 2

Built-in wardrobe, radiator, window to rear.

Bedroom 3

Built-in wardrobe, radiator, window to rear.

Bedroom 4

Radiator, window to side.

Shower Room

Comprising tiled shower cubicle with glass screen and electric fitment, WC, wash hand-basin with storage cupboard under, radiator, tiled floor, shaver point, extractor fan, window to front.

Outside

The property is initially approached via own driveway (which also provides access to another property) the

drive then leads to a private sweeping driveway providing ample parking and turning area. DOUBLE GARAGE with 2 up-and-over doors, light, power and side door. The front garden is lawned with shrubs and gravel beds and there is access to either side of the property to the rear garden which is enclosed by fencing, lawned with gravel and paved patio's, 2 raised vegetable beds, an apple tree and garden store shed. 2 outside taps and outside lights.

Property Services

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

Outgoings

Council tax band 'F' - £2,692 for 2025/2026

Water and drainage rates are payable.

What3Words

youth.branch.charmingly

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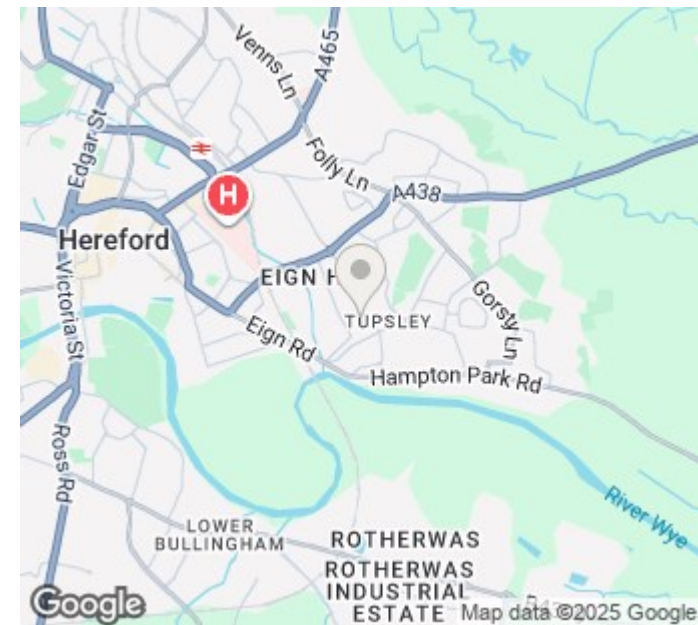




Total area: approx. 175.7 sq. metres (1891.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

45 Hafod Road, Hereford



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating: D 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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