



45 Hafod Road

Hereford
HR1 1SQ



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An excellent modern detached property in a private and exclusive residential location, 4 bedrooms (1 en-suite), extended ground floor, gas central heating, double garage, excellent parking and private gardens.

This attractive, modern detached house is pleasantly situated in a conservation area being one of the most sought-after residential locations within Hereford, just over a mile from the City centre.

Local amenities include a range of shops, doctors surgery, a bus service, nursery school, primary school and the property is also in the catchment area for Bishop's secondary school. The River Wye is close at hand for some lovely walks.

Constructed in the 1980's, the property has double glazing and gas central heating and has been extended at ground floor level to provide excellent family accommodation with hardwood doors to ground floor, 4 reception rooms, distant views from the first floor rear bedrooms towards Haugh Woods and there are private gardens, excellent parking and a detached double garage.

The whole is more particularly described as follows:-

Ground floor

Entrance Porch

Tiled floor and door to the

Reception Hall

Radiator.

Study

Laminate flooring, radiator, 2 windows.

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.

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 Reception Hall to the

First floor

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

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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.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2691.79

Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438 and, at the roundabout just past the Tesco Express, take the 3rd exit into Hafod Road. Continue to the summit of Hafod Road and turn left (before the small crossroads to Old Eign Hill) and proceed into the private driveway as signposted number 45 and veer to the right and the property is located in front of you.

What3words – youth.branch.charmingly

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

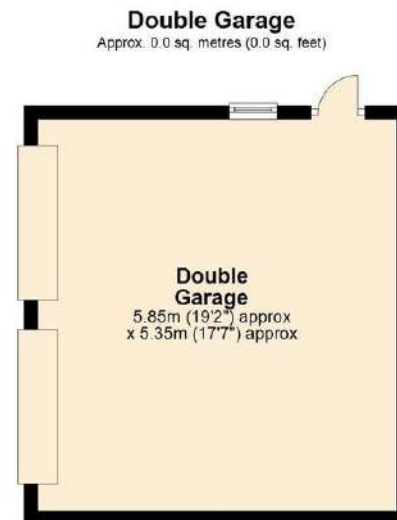
Saturday 9.00 am - 2.00 pm

JRC FC008124 October 2023 (1)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







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

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

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