



108 Kings Acre Road, Hereford HR4 0RG

 **Sunderlands**
Residential Rural Commercial



**108 Kings Acre Road,
Hereford
HR4 0RG**

Summary of features

- Cul de Sac position just off Kings Acre Road
- Level plot with generous parking and turning area
- 3/4 bedrooms, open plan Lounge/Diner, Study and Kitchen
- For Sale for the first time in almost 50 years

Asking price £350,000

Description

For Sale for the first time in almost 50 years, this 3/4 bedroom detached family home briefly comprises of; spacious Entrance Hall, Study, Bathroom, downstairs Bedroom, Kitchen with walk-in pantry and open plan Lounge/Diner. To the first floor there is a Shower Room and two double Bedrooms, both of which have access to the generous eaves storage.

The level plot consists of a generous parking/turning area with space for caravan/motor home, a detached garage and lawned gardens to both the front and rear. Subject to the necessary Consent, the property has scope to be further extended and not compromise the rear south-east facing garden.

Situation

Kings Acre Road can be found on the north-west fringes of Hereford city and has good road links into Hereford itself along the A438 as well as a regular bus service from very nearby bus stops, a Post Office, Wyevale Garden Centre with café, Primary and Secondary Schools, retail developments and some lovely level walks around the surrounding areas.

The property itself sits in a cul de sac just off Kings Acre Road and lies approximately 1.5 miles from the City Centre.

Accommodation

Recessed Entrance Porch

With door leading through to –

Entrance Hall

Having stairs to First Floor, understairs storage cupboard and door to –

Lounge/Dining Room

Having window to the front and side, gas fire with decorative surround, door to kitchen, space for dining table and window and door to the rear.

Kitchen

Having a matching range of wall and base units, work surfaces, sink drainer unit, space for appliances, breakfast bar, tiled floor, door to hallway, window and door to the rear and door to walk-in pantry.

Bedroom 3

Having window to the side.

Bathroom

A white suite comprising of bath with shower over and folding glazed screen, wash basin with vanity unit, WC and window to the side.

Study/Bedroom 4

Having windows to the front and side.

First Floor

Landing

With door to –

Shower Room

With shower enclosure, wash basin, WC, window to the side and tiled floor.

Bedroom 1

Having window to the side, and doors to eaves storage to both the front and rear.

Bedroom 2

Having window to the front, built-in wardrobe, door to eaves storage to the rear and wash basin.

Outside:

A block paved drive provides parking and turning for several vehicles to the front, opening into a lawned area, which is enclosed by hedging to the front. The drive leads to one side where there is a **Garage** having up and over door, light and power and rear pedestrian door. The rear garden is level and enclosed by mature hedging, trees, shrubs and is mainly laid to lawn. There is a **Lean-To Greenhouse** off the garage.



Services:

All mains services are connected.

Directions:

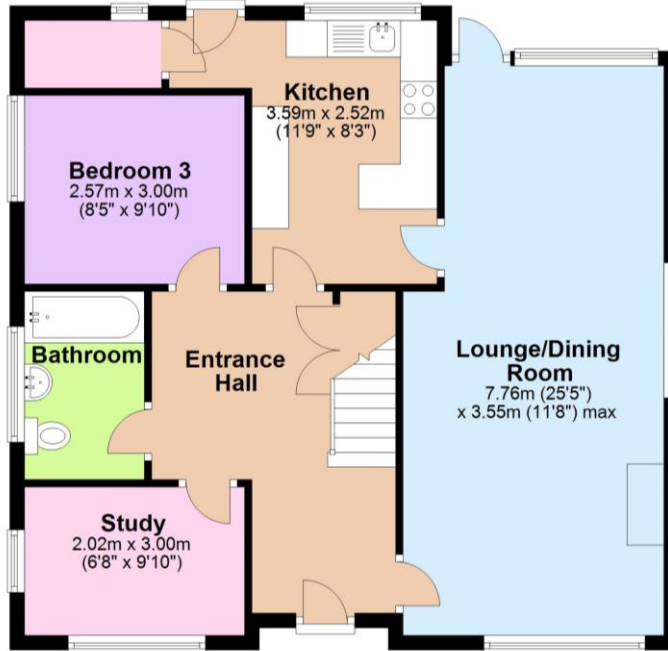
Leave Hereford, travelling west along the A438 Whitecross Road proceeding straight across at The Monument roundabout into Kings Acre Road. Take the fourth turning on the right hand side (opposite the Post Office) and the property can be found at the bottom of the cul de sac on the right hand side as denoted by the For Sale board.





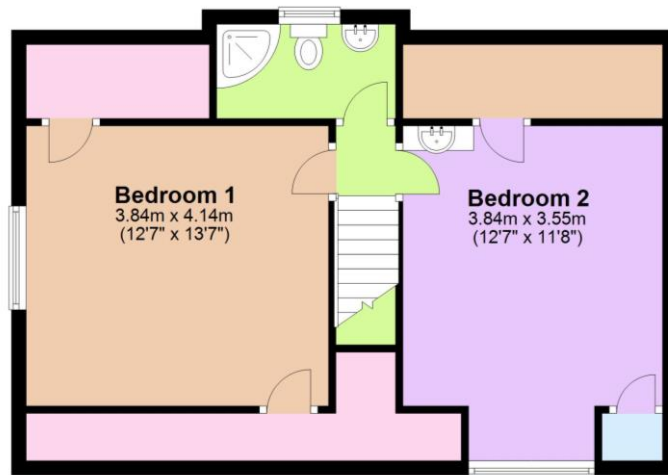
Ground Floor

Approx. 70.4 sq. metres (757.8 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



Total area: approx. 120.7 sq. metres (1299.7 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.