



39 & 39A Southbank Road (Off Aylestone Hill), Hereford, HR1 2TL





**39 & 39A Southbank Road  
(Off Aylestone Hill)  
Hereford  
HR1 2TL**

Summary of features

- Two delightful detached individual properties being sold as one
- Lovely landscaped courtyard gardens, wide parking area & garage
- Both offering 3 bedroom accommodation
- Sought after City location

**Guide Price: £700,000**

**Description**

A rare opportunity to purchase two beautifully presented properties beside each other in this sought-after leafy residential area just off Aylestone Hill. The properties are being sold as one but offer completely separate accommodation ideal for dual living or investment. Each property is stylishly presented and have gas central heating and double glazing. The bungalow having been fully refurbished throughout and the house a three year new build. Both properties are individually designed offering practical and pleasing layouts ideal for modern living. There are attractive landscaped courtyard gardens, a wide parking area to the front with garage.

**Situation**

Southbank Road is a sought-after residential area of the city just off Aylestone Hill and therefore in an excellent situation for access to the Hereford centre, colleges, bus and train stations.

Accommodation in more detail as follows:

**Accommodation 39 Southbank Rd**

**Canopy Porch**

With double glazed front door leads to –

**Reception Hall**

With radiator and access to loft.

**L Shaped Living Room**

Delightful light room with oak flooring being open plan incorporating a dining area with large picture double glazed window to front. Two radiators and double glazed sliding door to side.

**Kitchen**

Range of near new units with a range of white goods including dishwasher, microwave, fridge freezer, four ring gas hob with extractor over and oven under. Solid wood worktops with inset stainless steel sink and drainer sink unit,

radiator, limestone flooring, double glazed window, and door to the outside.

**Bedroom One**

Having double glazed window to the front, fitted wardrobes with mirror sliding doors, and a radiator.

**Bedroom Two**

With double glazed window to rear and radiator.

**Bedroom Three**

Having double glazed window to front and radiator.

**Shower Room**

Beautifully presented having a large shower cubicle, wash hand basin with cupboard under, limestone flooring, radiator, WC low flush suite, double glazed window, airing cupboard with shelving with plumbing and space for washing machine.





39 Southbank Road









### Outside:

A splayed tarmac drive leads to a parking area and in turn to the **garage** with up and over door, double glazed pedestrian door, power and light and combi gas central heating boiler.

The gardens are small but are particularly attractive and pleasantly landscaped with an area of lawn with numerous shrubs providing screening to the front with side gate leading around to the rear. There is attractive Indian Stone paving across the rear of the property with brick retaining wall and an easy maintained area laid to stone chippings with a selection of bushes and plants. There is a lovely seating area which is delightfully private, to one corner there is a **studio** which is timber constructed with double glazed windows and doors and could make a potential home office, small gym or storage area.

### Services:

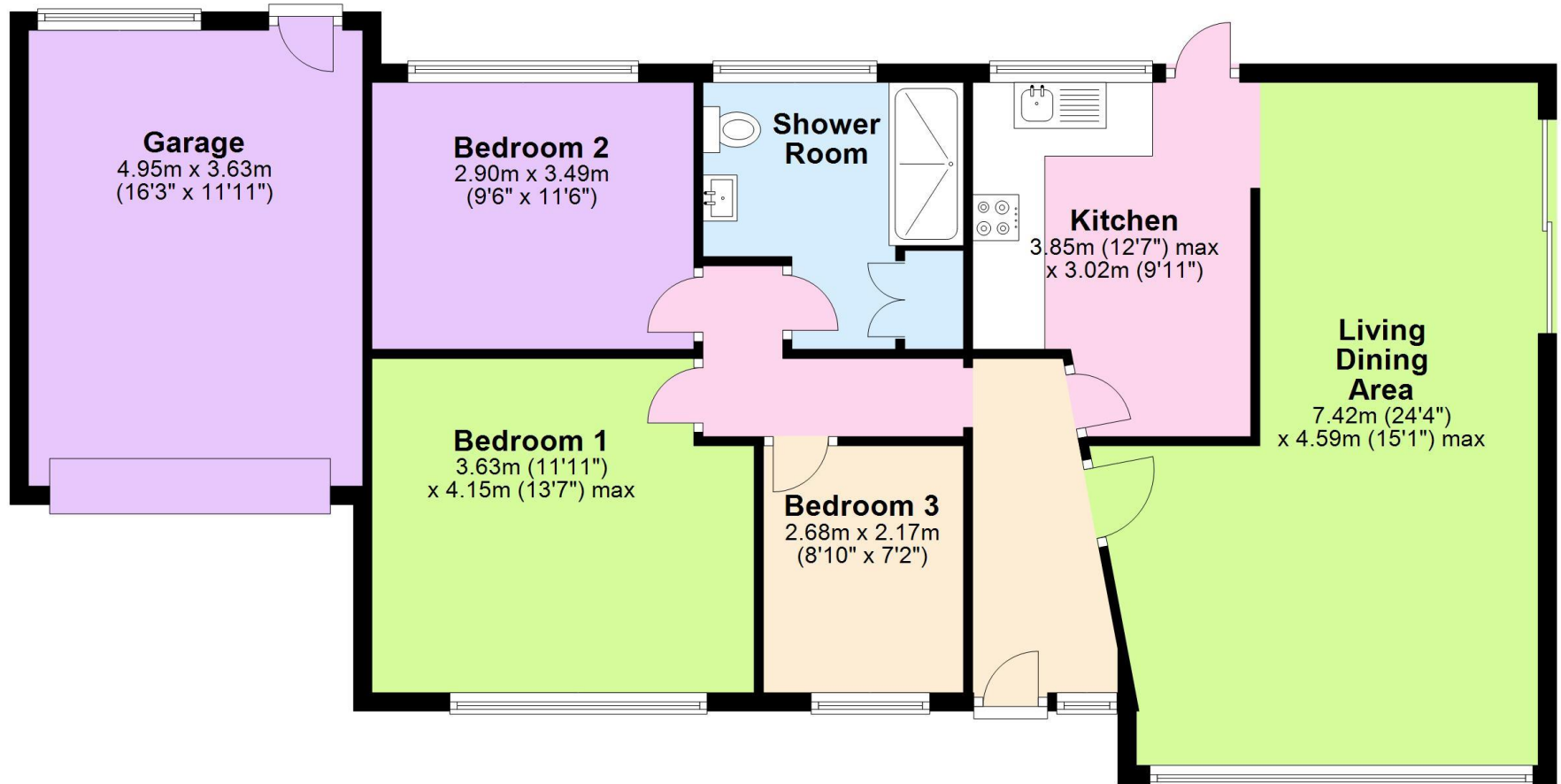
Mains, gas, electric, water drainage connected to the property.

### Tenure:

Freehold.



# Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



39A Southbank Road





## Accommodation 39a Southbank Rd

### Canopy Porch

Door glazed door leads to –

### Reception Hall

With radiator.

### Bedroom Two

With double glazed window, deep storage cupboard, radiator.

### Shower Room

With twin head shower, WC low flush suite, wash hand basin.

### Living Room

Good sized room having double glazed window and double glazed French doors to rear, understairs cupboard, stairs to First Floor.

### Kitchen

Near new units, with quartz worktops with under mount stainless steel sink, built in breakfast bar, four ring Hotpoint induction hob with oven under. Range of base and eye level units, fitted dishwasher, built in fridge/freezer and washing machine, integrated microwave oven, radiator, limestone flooring and double glazed windows.

From the Living Room area, the stairs lead to First Floor.

## First Floor

### Landing

Doors off to –

### Bedroom One

Being L shaped with double glazed Velux, sloping ceilings, radiator, two fitted cupboards and door through –

### En-suite Shower

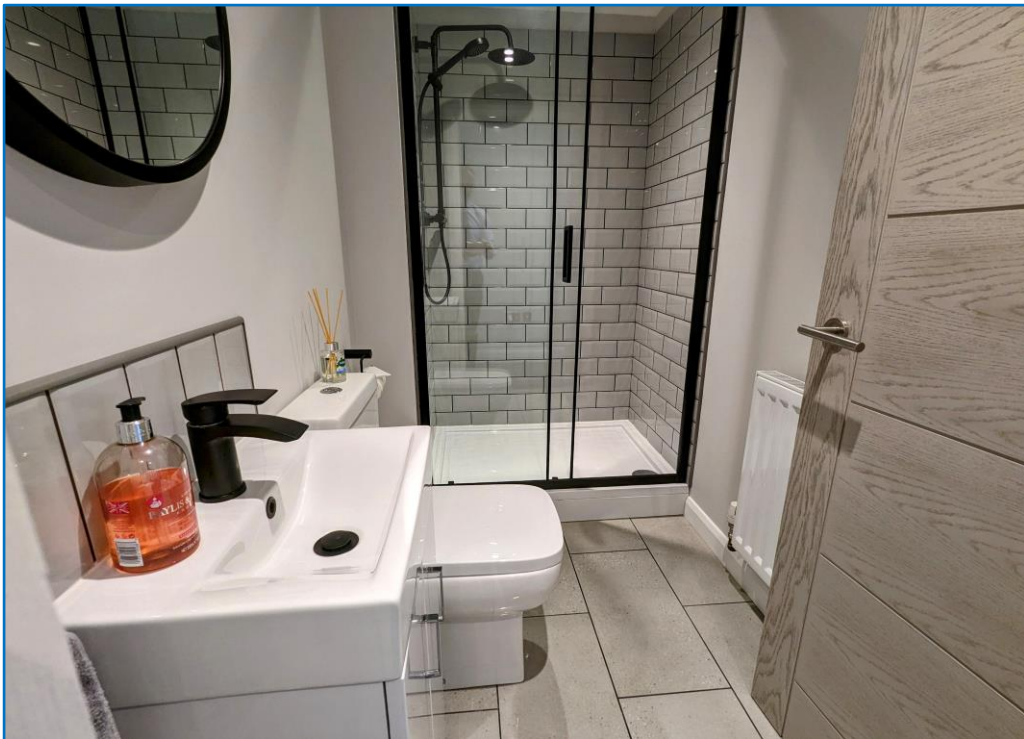
With shower cubicle, wash hand basin, WC low flush suite and radiator.

### Bedroom Three

Having double glazed Velux and radiator.









## Outside

Separate splayed drive with wrought iron double gates opening to a parking area with side gate leading around to private courtyard garden being beautifully arranged for ease of maintenance with Indian Stone paving and brick retaining walling, numerous shrubs and makes a delightful private seating area.

## Services

Mains, gas, electric, water drainage connected to the property.

## Tenure

Freehold.

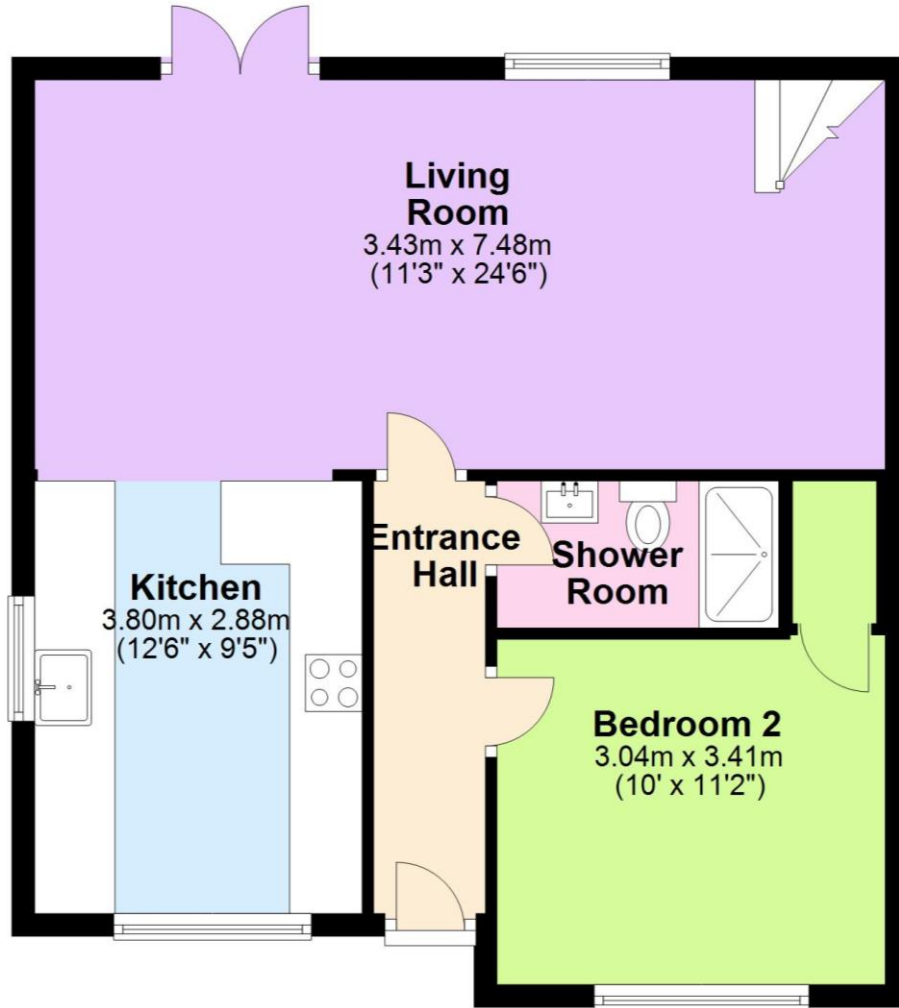
## Directions

Proceed along Commercial Road going over the railway bridge and at the bottom of Aylestone Hill, turn right onto South Bank Road. Follow the road around the first left bend and continue straight ahead baring left up South Bank Road where the properties will be seen on the left hand side as denoted by the Agents 'For Sale' sign.

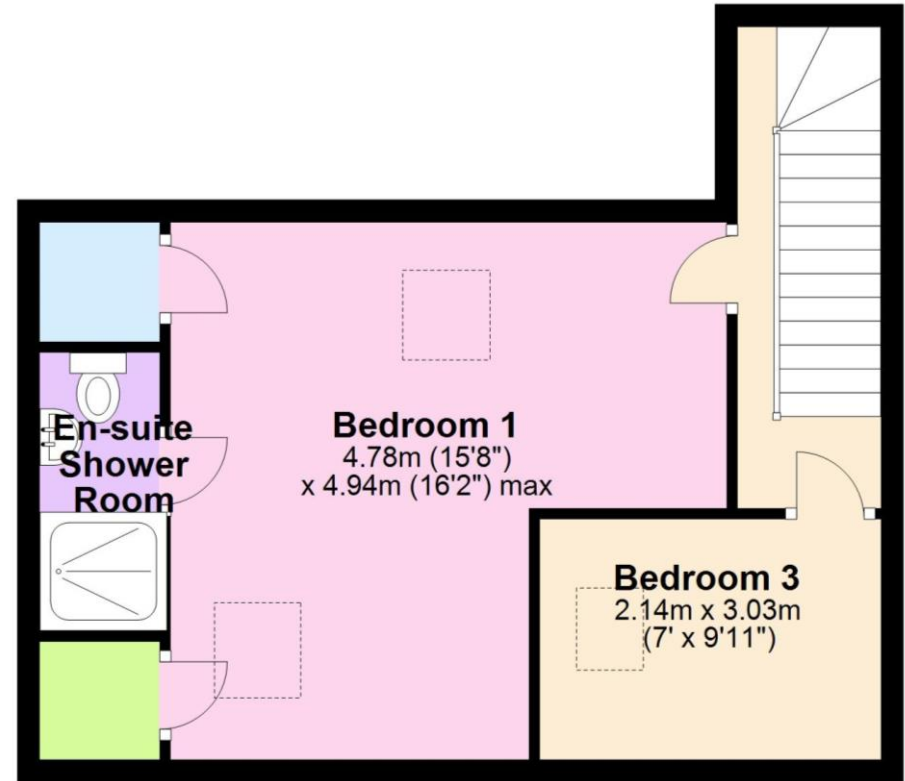




## Ground Floor



## First Floor



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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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