



11 Kings Acre Road, Hereford HR4 0QJ

**11 Kings Acre Road
Hereford
HR4 0QJ**

Summary of features

- For sale by Informal Tender on Thursday 26th September 2024 at 12 noon
- Detached three bedroom house in need of updating
- Gardens to front and rear
- Garage
- Modern gas central heating
- No on-going chain.

Tender Guide:£275,000

Description

A detached 1970's house set in this leafy suburb of the city about a mile and a half from the centre. The property is in need of updating and has the benefit of a new gas central heating boiler and provides two Reception rooms, Kitchen, Lobby/WC and to the First Floor, three bedrooms and bathroom. There are gardens to the front with a drive which leads to the garage and to the rear, there are private enclosed gardens.

The property is set back off Kings Acre Road on the slip road convenient to everyday amenities. No ongoing chain.

Situation

The property is situated in Kings Acre, being well placed for everyday amenities including local Butcher, general stores, public house, schooling and a regular bus service into the centre. Nearby, there are footpaths that lead along country lanes ideal for dog walking etc.

Accommodation

Accommodation in more detail as follows:

Open Porch

Front doors leads to –

Reception Hall

With stairs to First Floor, radiator and understairs cupboard.

Sitting Room

Window to front, tiled fireplace and hearth, radiator, double glazed doors lead through to –

Dining Room

With radiator, double glazed sliding doors to rear and door to Kitchen.

Kitchen

With door back to Reception Hall, range of base and eye level units, work surface area with stainless steel sink and drainer sink unit, cooker

space, window to rear, pantry cupboard, radiator and plumbing space for washing machine.

Lobby

With sliding door to rear, window, cupboard, side passageway leading to the front.

Cloakroom

With WC low flush suite.

From the Reception Hall, stairs lead to the First Floor.

First Floor

Landing

Having window, access to loft, cupboard housing modern gas central heating boiler.

Bedroom One

Having two windows overlooking the front, fitted cupboard, radiator.

Bedroom Two

Having window to rear, cupboard and radiator.

Bedroom Three

Being 'L' shaped with fitted cupboard, radiator and window to front.

Bathroom

Comprising bath, face and wash hand basin, window and radiator.

Separate WC

With WC low flush suite.





Outside:

To the front there is a drive providing parking and in turn leads to the attached garage, having up and over door, window, power and pedestrian door to side passageway. There is a garden area to the front with a boundary wall and rose beds and a side gate leading around to the rear. Rear gardens are pleasantly private being enclosed with fencing and hedging, garden is laid to lawn with shrubs and being southwest facing.

Services:

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

Tenure:

Freehold.

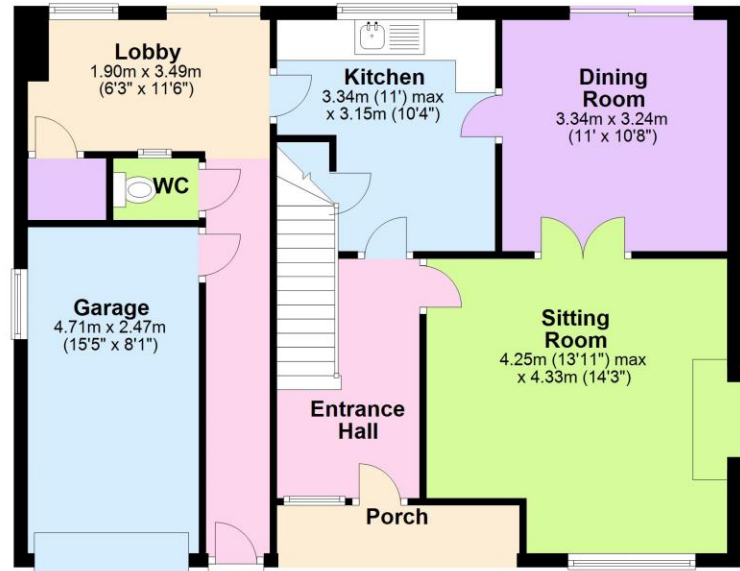
Directions:

Proceed along Whitecross Road until reaching Whitecross roundabout and proceed straight over onto Kings Acre Road. Take the first turning left onto the slip road which doubles back and the property will then be seen on the right hand side as denoted by the Agents 'For Sale' sign.

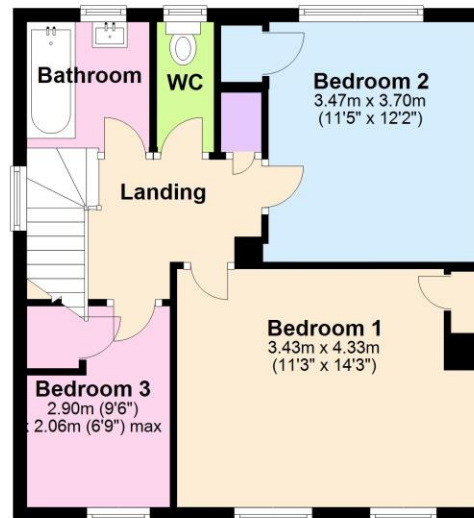
Method of sale:

The property is **for sale by Informal Tender**. The Vendor will reserve the right not to accept the highest or any offer. The Vendor reserves the right to accept an offer prior to the Tender date. All Tenders must be completed on the Agents Informal Tender document only. All details must be completed and signed. The Tender document must be sealed in an envelope marked 'Tender for 11 Kings Acre Road, Hereford HR4 0QJ' and addressed to 'Nigel Highfield, Sunderlands LLP, Offa House, St Peters Square, Hereford, HR1 2PQ'. The Tender document must be received by **Thursday 26th September 2024**, no later than 12 noon.

Ground Floor



First Floor



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

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NAEA

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		