



32 Sandown Drive, Hereford HR4 9LU



**32 Sandown Drive
Hereford
HR4 9LU**

Summary of features

- Mid-terrace house
- Two double bedrooms
- Sought after residential area
- Off road parking
- No onward chain

Asking price £185,000

Description

A mid-terrace house that is sure to capture your attention! This delightful property boasts a large reception room, two cosy bedrooms, and a modern bathroom, making it the perfect choice for first-time buyers or savvy property investors. Nestled in a sought-after residential area, this home offers a perfect escape from the hustle and bustle of city life. With no onward chain, you can move in hassle-free and start enjoying all that this lovely home has to offer.

Situation

Bobblestock is a popular residential area about a mile and a half from Hereford centre. The area has a good neighbourhood with amenities including schooling, supermarket, bus service, Doctor Surgery, public house etc. There is also a regular bus service into Hereford centre.

Accommodation

The well-presented accommodation comprises:

Entrance Hall

Providing access to the principal ground floor rooms and stairs rise to the first floor.

Kitchen

With matching wall and base units, lovely bay window to the front, sink drainer unit, space for white goods and freestanding oven.

Living/Dining Room

A fantastic room with space for large furniture and understairs cupboard.

Reception Room

An area which leads out onto the garden but can be utilized to suit.

First Floor

Bedroom One

A double bedroom overlooking the rear garden with built in wardrobes.

Bedroom Two

Another double bedroom to the front with storage cupboard.

Bathroom

A modern three piece suit which includes, bath with shower over, WC and wash hand basin.





Outside:

The front garden is laid to lawn with a footpath leading you to the property. The rear garden is mainly laid with a paved patio, a raised flower bed, garden shed and access to the rear parking area.

Services:

Mains water, electric and drainage are connected to the property.
Herefordshire council tax band – B

Tenure:

Freehold.

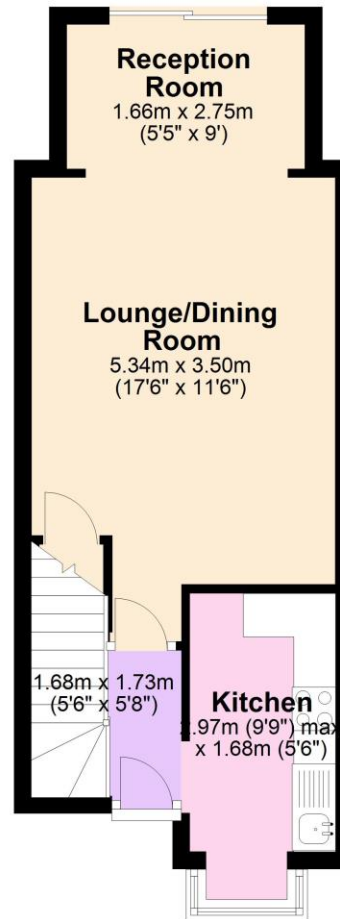
Directions:

Proceed out of Hereford Along the Whitecross Road. On reaching the Whitecross roundabout take the 3rd exit onto Three Elms Road. Continue along Three Elms Road turning right into Sandown Drive. The property can be found shortly after on the right hand side.

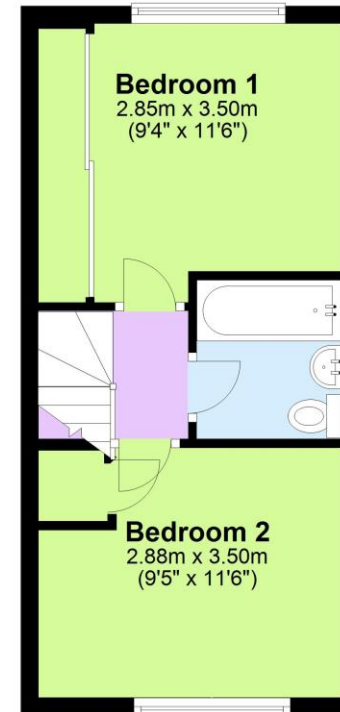


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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



Sunderlands Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3
5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk