



93 College Road, Hereford, HR1 1ED



Sunderlands
Residential Rural Commercial



**93 College Road
Hereford
HR1 1ED**

Summary of Features

- Detached property
- Four bedrooms
- Sought after residential location
- In need of modernizing and updating
- Driveway parking and garage
- No onward chain

Price Guide £375,000

Description

Welcome to College Road, Hereford - a charming location for this detached house with great potential! This property boasts 2 reception rooms, 4 bedrooms, and 1 bathroom, offering spacious accommodation for a growing family. Situated in a sought-after residential area, this house presents a fantastic opportunity for those looking to create their dream home. Although in need of modernizing and updating, this property comes with the advantage of no onward chain, making the buying process smoother and quicker. The beautiful and private rear garden provides a peaceful retreat where you can relax and unwind after a long day. Don't miss out on the chance to transform this house into a stunning modern home that suits your style and needs.

Situation

The property occupies a convenient position on the edge of the college estate. A number of amenities can be found nearby to include shops and conveniences as well as being across the road from the Ofsted rated 'Excellent' primary school St Francis Xavier. There is also a nearby play park and field. The city centre of Hereford stands approximately 1 mile away having a range of shops, bars, restaurants and facilities including Hospital, cinema and train station.

Accommodation

The spacious and flexible accommodation comprises:

Entrance Hall

With parquet flooring, access to all principal ground floor rooms and stairs rise to the first floor.

Living Room

A spacious room which also has parquet flooring, a feature bow window to the front aspect and central solid fuel burner.

Dining Room

Another generous size room with sliding patio doors leading to the rear garden and also features parquet flooring.

Kitchen

With matching base units, sink drainer units, space for free standing electric oven, window to the rear aspect and space for breakfast table and chairs. The kitchen also leads to the useful pantry and provides access to the rear utility area plus the WC.

First Floor

The spacious landing leads to all bedrooms and the main bathroom.

Bedroom One

A double bedroom with feature bow window, fitted double wardrobes and wash hand basin.

Bedroom Two

A double bedroom with window to the rear overlooking the garden.

Bedroom Three

Another double bedroom with window to the front aspect and wash hand basin.

Bedroom Four

A large single room with window to the rear but could be utilized as a home office/study.

Dressing Room

Step down into the dressing room which has a lovely feature window to the front, this particular room could be adapted to suit a potential buyers needs.

Bathroom & WC

Fitted with a matching two piece suit which includes a bath with shower over and wash hand basin. The bathroom also includes a useful storage cupboard and a window to the side.

Garage

Accessed from the driveway or the side passage.

Outside

With driveway parking to the front and a well present mature front garden which is laid to lawn and surrounded by shrubs, trees and planted flowers. The beautiful rear garden is a standout feature of the property, it is mainly laid to lawn and enclosed by fencing. There is also an array of lovely shrubs, trees and planted flowers which bring some much colour to the garden. A small patio area is directly at the rear of the property with a pathway leading around the one side to the front aspect.

Services

We understand that all mains, water and electricity are connect to the property.
Herefordshire council tax band - D
Tenure - Freehold



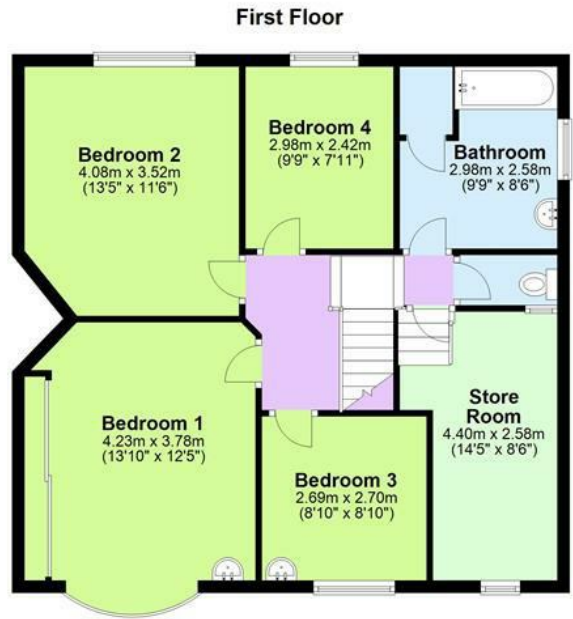
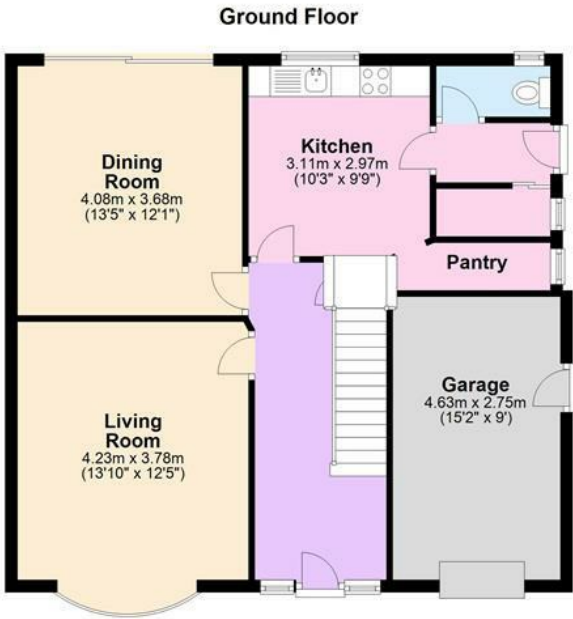


Directions

From the city centre take Commercial Road the A438 towards Worcester. Beyond the traffic lights turn left into Barrs Court Road. At the mini roundabout at the end, take the third exit onto College Road. The property is to be found shortly after on the left passed to the far side of the first left turn into College Green, marked with a Glasshouse 'For Sale' board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	27	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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



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