



3 Waterfield Road, Hereford, HR2 7DD



Sunderlands
Residential Rural Commercial



**3 Waterfield Road
Hereford
HR2 7DD**

Summary of Features

- Conveniently located close to a good range of local amenities
- Rear vehicular access to off-street parking
- Very well maintained property.

Asking Price £180,000

Conveniently located a short distance from a very good range of local amenities. Waterfield Road is a very well presented fine example of a traditional terraced property constructed as part of a large scale residential development in the 1960's. A particular note is the fact that the property has vehicular access to the rear leading to a parking area within the boundary.

The accommodation has been very well maintained by the previous owners, having lived in it since the date that it was built. Briefly the property comprises; Reception Hall, Breakfast Area, Living Room and separate WC on the Ground Floor, three Bedrooms and Shower Room on the First Floor together with large gardens. The property has double glazed windows throughout.

Situation

Newton Farm is situated on the southern fringe of the city as part of a large residential development of mixed style properties constructed in the 1960's. A good range of local amenities include a range of shops at 'The Oval', Tesco superstore, Doctors Surgery and other associated practices. Hereford City is a short driving distance away with a regular bus service serving the city centre.

Accommodation

Accommodation in more detail as follows:

Fully Enclosed Entrance Porch

Leading to -

Entrance Hall

Living Room

(5.46 x 3.47m) A very light and bright room with double glazed sliding door enjoying the southern aspect, fitted electric fire.

Breakfast Area

(2.85 x 2.2m) Inner lobby with separate WC

Kitchen

(3.09 x 1.6m) Fully fitted with a range of base units, worktops, cooker, fridge and washing machine. Door to rear gardens.

Stairway leads to

First Floor

Landing

Bedroom One

(3.5 x 3.4m) With a full range of fitted wardrobes, south facing aspect, airing cupboard off.

Bedroom Two

(3.04 x 2.36m) Once again, having a southerly aspect.

Bedroom Three

(3 x 2.01m)

Shower Room

(1.84 x 1.84m) With large shower cubicle, WC, wash hand basin.

Outside

Small front gardens with a pathway, very large rear gardens as per the attached plans. Comprising a slabbed patio area with lighting, steps up to a lawned area leading to an upper patio, two well maintained garden sheds and more importantly rear double gates providing vehicular access (green on plan).

Services

All mains services are connected, the property has double glazing throughout however, there is no central heating system.

Tenure - Freehold. A vacant possession upon completion of the purchase.

Council Tax

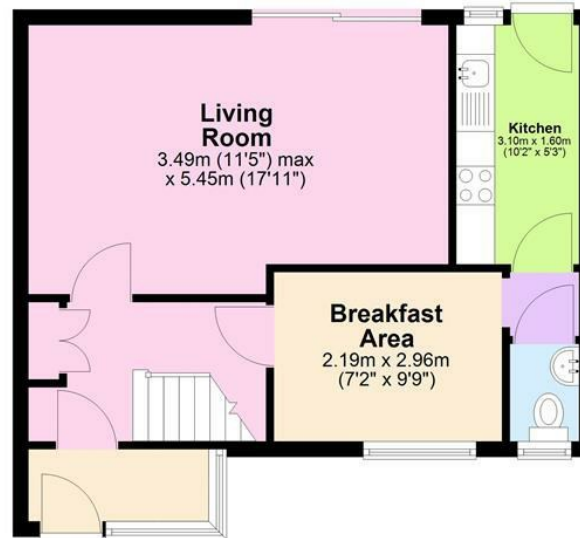
Band B.







Ground Floor



First Floor



Total area: approx. 79.6 sq. metres (857.1 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(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 

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.

