



40 Coleridge Crescent, Hereford, HR4 0QH



# Sunderlands

Residential Rural Commercial

## 40 Coleridge Crescent Hereford HR4 0QH

### Summary of Features

- End terrace property
- Three bedrooms
- Generous size garden
- Sought after residential location
- Local to amenities and schooling
- Useful outbuilding

### Price Guide £245,000

This charming end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining guests. One of the standout features of this home is its generous garden, which offers a delightful outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden provides a wonderful space for children to play or for hosting summer barbecues with family and friends. Additionally, the property includes a useful outbuilding, which can serve various purposes, whether as a workshop, storage space, or even a home office, catering to the needs of modern living.

#### Location

Located in a highly sought after residential location, the property is conveniently positioned near to a range of amenities to include choice of shops, schools, public house, countryside field walks and a regular bus service to the city centre.

#### Accommodation

To the front of the property is a useful porch leading into the entrance hall, with stairs rising to the first floor. From here, a door opens into the kitchen, fitted with matching wall and base units, a sink with drainer beneath a rear-aspect window, space for white goods, a freestanding oven, and access to the rear garden, utility room, and downstairs WC. The utility mirrors the kitchen units and provides further appliance space, while the WC includes a hand basin and low-level toilet. The inviting open-plan reception room features a wide opening between the living and dining areas, with both front and rear windows allowing natural light to flood in. Upstairs, there are two front-aspect double bedrooms with built-in storage, a further small double bedroom to the rear also with built-in storage and garden views, and a bathroom fitted with a two-piece suite and shower over, complemented by a separate adjoining WC.

#### Outside

The property is approached via a public footpath from the designated car parking spaces, leading to an enclosed front garden bordered by a brick wall, with

side access providing a convenient route through to the rear. The rear garden is predominantly laid to lawn and complemented by a decked area ideal for outdoor entertaining, while a covered patio with canopy sits immediately behind the house for year-round enjoyment. Two useful storage sheds are included, along with a versatile outbuilding fitted with power, lighting and insulation, making it suitable for a range of uses such as a home office, gym, studio or hobby room.

#### Services

All mains services are connected to the property.

Solar panels to the front and rear aspect which generate additional income.

the property benefits from air conditioning.

#### Council Tax Band

Herefordshire Council Tax Band - B

#### Tenure

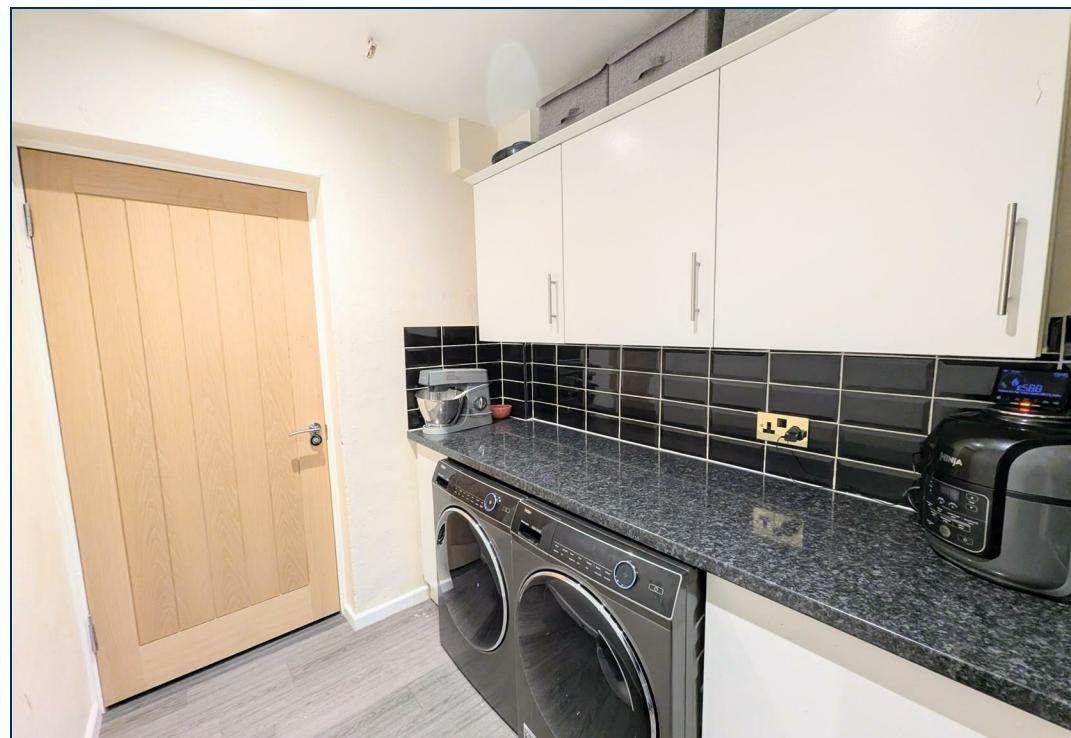
Freehold.

#### Directions

Proceed west out of Hereford city on the Whitecross Road turning left at the Monument roundabout onto Wordsworth Road. At the top of the hill turn right onto Westfaling Street, then 1st right into Langland Drive, 1st left into Barrie Road and then 1st right into Coleridge Crescent. The property can be found on the right hand side pass the garages.

#### Anti-money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.







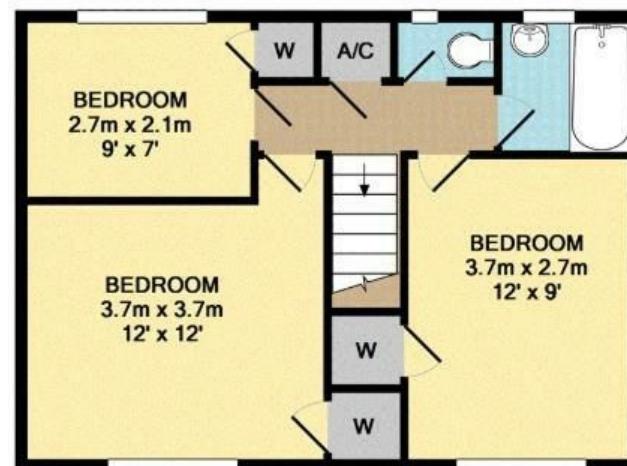
## Sunderlands

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40 COLERIDGE CRESCENT, HEREFORD, HEREFORDSHIRE, HR4 0QH  
TOTAL APPROX. FLOOR AREA 80.0 SQ.M. (861 SQ.FT.)

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.