



1 Oak Field Road, Hereford, Herefordshire, HR2 6SD

Guide Price: **£325,000**



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DESCRIPTION

Originally the show home, 1 Oak Field Road has been extensively reconfigured, upgraded and now provides luxurious accommodation which is both centrally heated and double glazed. It is in a very convenient location not only to Hereford itself, but also accessible to numerous local walks, countryside and amenities. All mains services are connected.

Entrance Hall

Oak flooring Built in cupboard

Separate WC

Kitchen/Breakfast Room

L shaped, base units, breakfast bar, cupboards and drawers, plumbing for dishwasher, Beko halogen hob and oven, stainless steel extractor, tiling, down lighting, eye level wall cupboards. The L shape provides the utility area with a cupboard under the stairs, further fitted cupboards, plumbing for automatic washing machine, door to rear.

Sitting Room

With patio doors to garden terrace

On the first floor

Landing

With access to insulated loft, airing cupboard with direct pressure system.

Master Bedroom

With built in mirror fronted wardrobes, large

En-Suite Shower Room

With curved shower, wide bore power shower and ancillary shower, contemporary style WC and plinth with cupboard and circular wash hand basin, Heated towel rail. Fitted mirror and shaver point.

Family Bathroom

Again with contemporary style bath, screen, wide bore and ancillary shower, WC and cupboard. Tiling, extractor, towel rail.

Bedroom Two (single)

Bedroom Three

To the front, with built in over stairs cupboard

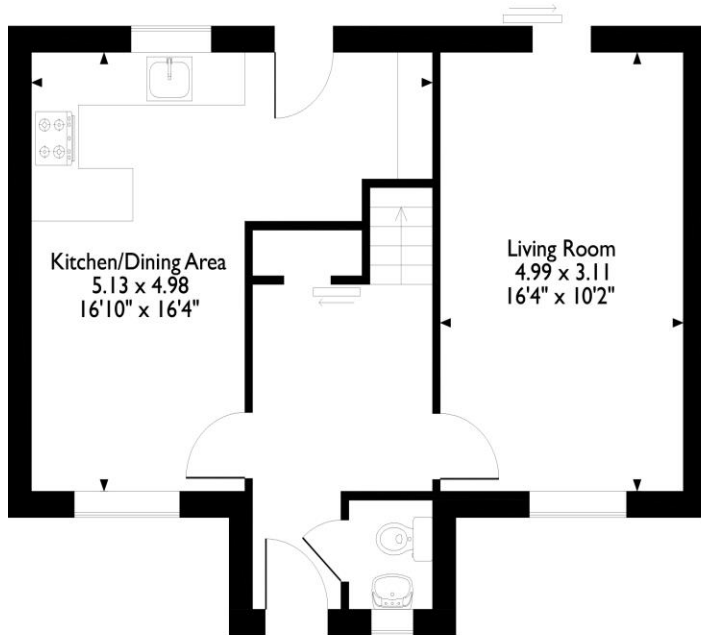
Outside

To the front is a lawned garden and pathway, side area, all enclosed within a laurel hedge surround. Gated access to rear lawned garden and terrace. With further seating area to the rear of the property which catches the afternoon sun, again all fully enclosed within a close boarded fence surround. There is an allocated car parking space and single garage.



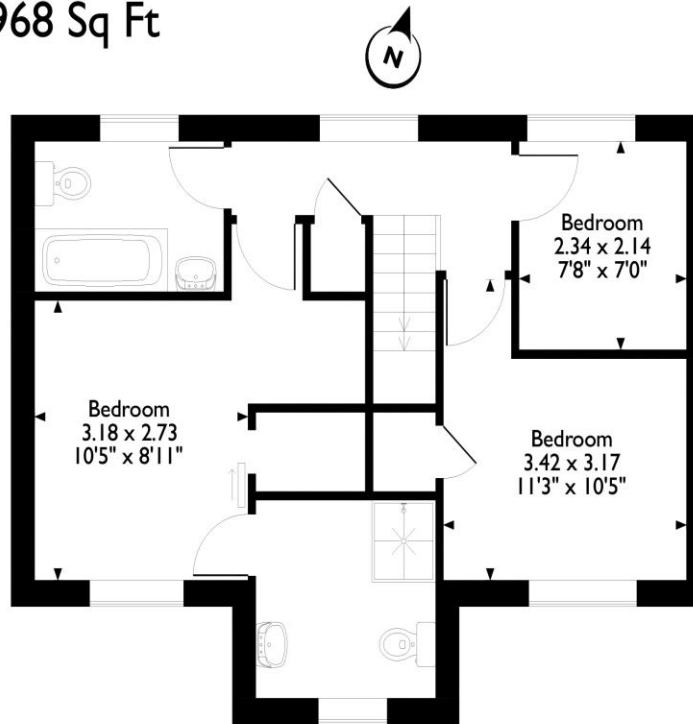


1 Oak Field Road, Hereford
Approximate Gross Internal Area
90 Sq M/968 Sq Ft



Ground Floor

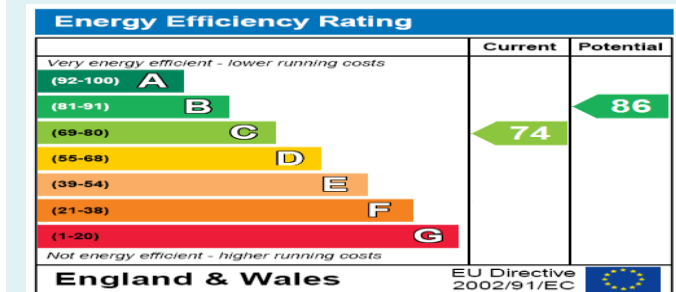
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



First Floor

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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