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13 Oatfield Close, Off Three Elms Road, Hereford, HR4 0RP

Located in an established residential cul de sac, just over a mile west of central Hereford and close to a range of amenities, a semi detached centrally heated and double glazed mature home, which offers three well proportioned bedrooms, additional ground floor accommodation, driveway, garage and established rear gardens.

£280,000 (Freehold)

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LOCATION
Oatfield Close is a residential cul de sac, located off Three Elms Road, just over a mile west of central Hereford. Nearby, in Whitecross, there are a range of amenities and facilities, together with primary schools. A secondary school is available nearby. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION
13 Oatfield Close is an established semi detached home, which is centrally heated and double glazed. The accommodation is generally well proportioned and comprises generous hallway, study area, dining room and a sitting room overlooking the rear garden, together with a fitted kitchen and ancillary accommodation, including a utility area with shower room, rear lobby and separate WC. On the first floor there are three good size bedrooms and a bathroom. The property, at the front, has a driveway with garage off and at the rear there is an established garden. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Reception Hall
4.78m (15'8) x 1.83m (6')
Approached through a double glazed door with adjacent double glazed window and is of a vestibule design, it being opened to the first floor and with a wall mounted thermostat, open tread stairway, mat well, exposed stonework to one wall, radiator and with a panel style door to the kitchen, partition with opening to the dining area, door to a front porch study/lobby and glazed panel door to;

Sitting Room
4.27m (14') x 3.05m (10')
With deep double glazed windows and a casement door opening to and overlooking the fine rear garden. Coved ceiling, timber fire surround with marble inset and hearth and living flame gas fire. Radiator and a 5' 8 wide opening to the;





Dining Area
3.28m (10'9) x 2.24m (7'4)
With a double glazed window with vertical blind. Radiator.



Study Porch
2.9m (9'6) x 1.65m (5'5)
With a double glazed deep window, further double glazed window and tiled floor.

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Kitchen
3.28m (10'9) x 3.02m (9'11)
With a double glazed window to the rear, sunken ceiling lights, coved ceiling and with fitted base cupboard drawer units with working surface over, upstands and breakfast bar. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for dishwasher and along part of one wall there are tall storage cupboards and cabinets, together with a built in double electric oven. Radiator. From the kitchen a view is enjoyed across the rear garden and there are also a pair of high level cupboards, a four ring gas hob with cooker hood over and a door to;



Utility Room
3.02m (9'11) x 3.45m (11'4)
With coved ceiling, single drainer sink unit with mixer tap and cupboards below, recess with plumbing for washing machine and with a door to a rear lobby and sliding door to the front. Further door to;



Shower Room
1.75m (5'9) x .86m (2'10)
With part shower boarded walls and an electric shower unit.

Rear Lobby
2.08m (6'10) x 1.47m (4'10)
With a pair of double glazed french doors to the rear, double glazed window, tiled floor and sliding door to;

Separate WC/Cloakroom
1.45m (4'9) x .81m (2'8)
With low level WC and double glazed window.

ON THE FIRST FLOOR:

Landing
With doors to the bathroom, separate WC and;

Bedroom 1
4.29m (14'1) x 3.05m (10')
With a double glazed window overlooking the rear garden. Coved ceiling and radiator.

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Bedroom 2
3.3m (10'10) x 3.02m (9'11)
With a double glazed window to the rear and radiator.




Bedroom 3
2.9m (9'6) x 2.79m (9'2)
With a double glazed window to the front, radiator and double wardrobe cupboard with folding doors.

Bathroom
2.31m (7'7) x 1.6m (5'3)
With white suite comprising bath and pedestal wash basin, part tiled walls, double glazed window, radiator and door to airing cupboard with insulated hot water cylinder.




Separate WC
With low level WC, double glazed window.

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OUTSIDE:
At the front of the property there is a tarmacadam driveway and a pair of doors open to the ATTACHED GARAGE (15' 10 by 7' 8) with a pair of wooden doors to the front, electric light and power point. Personnel door to the side and wall mounted gas fired boiler. Adjacent to the garage there is a hard standing area.
The driveway to the right is flanked by a pebble border and there are deep beds of shrubs and evergreens.
The rear garden is a particular feature of this property. Immediately to the rear there is a wide paving stone patio area, beyond which there is a shaped lawn garden with deep beds and borders. A pathway meanders through the garden to the lower garden where there is a paved area.





COUNCIL TAX BAND D
Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

SERVICES
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE
From central Hereford, proceed west into Eign Street and follow through and continue for the length of Whitecross Road. At the roundabout, take the third exit into Three Elms Road and then take the second left into Oatfield Close where Number 13 will be identified on the left hand side by the agent's for sale board.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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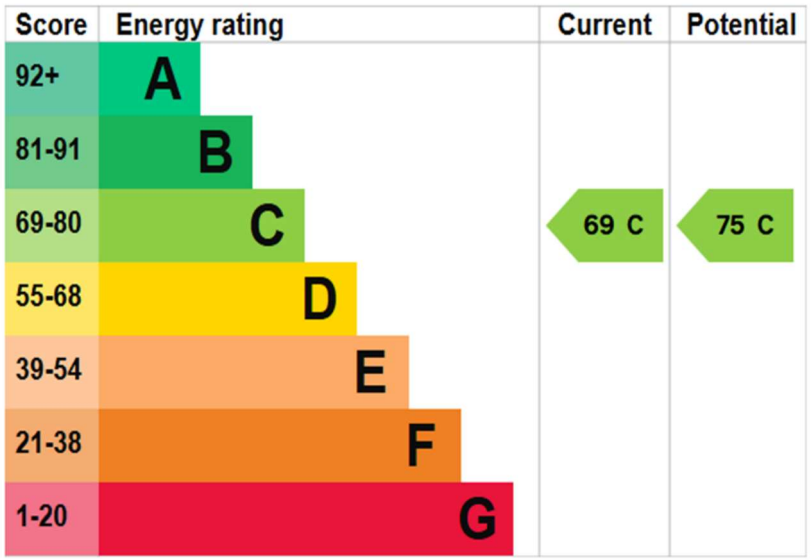
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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