



4 CHATSWORTH ROAD

HEREFORD HR4 9HZ

£259,950
FREEHOLD

Peacefully situated on the north western outskirts of the city, an impressive 3 bedroom end house offering ideal first-time buyer/small family accommodation. The property, which is in excellent decorative order throughout has the added benefit of gas central heating, modern fitted kitchen and shower room, ground floor garden room extension, off road parking and we strongly recommend an internal inspection.



4 CHATSWORTH ROAD

- Impressive 3 bedroom end house
- Modern fitted kitchen & shower room
- Garden room/conservatory extension to the rear
- Private rear garden
- Off-road parking
- Must be viewed



Canopy Porch

With uPVC entrance door through to the

Reception Hall

With laminate flooring, radiator, dado rail, carpeted staircase to the first floor and door to the

Lounge

With double radiator, double glazed bay window to the front aspect with shutter style blinds, laminate flooring, feature fireplace with hearth, display mantel and built in gas coal effect living flame fire, dado rail and door to the

Modern Kitchen

Fitted with with ample wall and base cupboards, granite work surfaces with splashbacks, recessed spotlighting, breakfast bar with radiator below, under stairs store cupboard, built in double oven and microwave, 5 ring gas hob with splashback and cooker hood over, single bowl sink with pot washer style mixer tap, internal window to the garden room/conservatory, built in fridge/freezer, built in washing machine, built in dishwasher and double glazed door to the

Garden Room/Conservatory

Of brick and uPVC construction with a solid roof, recessed spotlighting, feature flooring, power and light points, opening window vents, double doors to the rear patio and garden and a full range of shutter style blinds.

First Floor Landing

With fitted carpet, access hatch to loft space and built in

airing cupboard also housing the gas central heating boiler.

Bedroom 1

With laminate flooring, radiator, a recess ideal for wardrobes and double glazed window to the rear with shutter style blinds.

Bedroom 2

With laminate flooring, radiator and a double glazed window with shutter style blinds enjoying a pleasant outlook across playing fields to the front.

Bedroom 3

With laminate flooring, radiator and a double glazed window with shutter style blinds enjoying a fine view.

Shower Room

With suite comprising shower cubicle with glazed door, wash hand basin with mirror fronted medicine cabinet over, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlighting, ladder style towel rail/radiator and double glazed window with shutter style blind.

Outside

To the front of the property there is a lawned garden with double length drive to the side, providing off-road parking for at least 2 vehicles. At the rear is a paved patio area providing the perfect entertaining space, with steps then leading onto the raised lawned garden which is enclosed by high fencing for privacy. There is also a useful timber garden shed and side access gate.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross Road taking the 4th exit at the Monument roundabout onto Yazor Road. At the mini roundabout turn left onto Grandstand Road and after approximately 1/2 a mile turn left into Chatsworth Road.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 81.0 sq. metres (871.4 sq. feet)

4 Chatsworth Road, Hereford

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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