





# 4 MEADOW BANK ROAD

## HEREFORD HR1 2ST

**Asking Price £389,000**

**FREEHOLD**

This superb detached house is quietly located on an exclusive development about half a mile east of Hereford city centre. The property benefits from replacement double glazing, gas central heating and a ground floor extension providing ideal family accommodation together with excellent parking, garage and a decent sized garden.

Flint & Cook

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• Modern detached house • Exclusive residential area • 4 bedrooms (one Ensuite) • Extended ground floor • Double glazing, gas central heating • Attractive garden





### Entrance Hall
With laminate flooring, radiator and smoke alarm.

### Downstairs Cloakroom
With WC with concealed cistern, wash hand basin with cupboard under, tiled floor, ladder style radiator, mirrored store cupboard and window.

### Dining Room
With laminate flooring, radiator and window to front.

### Lounge
With coal effect gas fire with surround, radiator and bi-fold doors leading to

### Sitting Room
With radiator, two windows and two sets of patio doors to the rear garden.

### Kitchen
Fitted with Oak style base and wall mounted units with work surfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine, built-in electric double oven, four ring gas hob and extractor hood, plumbing for washing machine and dishwasher, tiled floor, radiator, cupboard housing gas-fired central heating boiler, window to rear and door to

### Side Porch
With tiled floor.

A staircase leads from the Entrance Hall to

### First Floor Landing
With smoke alarm, hatch to roof space, radiator and airing cupboard with hot water cylinder.

### Bedroom 1
With built-in mirror fronted wardrobes, radiator and window to front.

### Ensuite Shower Room
With double width tiled shower with electric fitment and glass screen, wash hand basin, WC, extractor fan and radiator.

### Bedroom 2
With radiator and window to front.

### Bedroom 3
With radiator and window to rear.

### Bedroom 4
With radiator and window to rear.

### Bathroom
With suite comprising bath, wash hand basin, WC, ladder style radiator, shaver point and window.

### Outside
The property is approached via a tarmacadam driveway leading to the PART INTEGRAL GARAGE with up-and-over door, window, light and power.

There is a lawned front garden with rockery, range of ornamental shrubs and light.

Side access leads to the rear garden which is west facing and enclosed by hedging and fencing. There is a paved patio, lawn, rockeries with shrubs, GARDEN SHED, outside light and water tap.

## Property Services

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

## Outgoings

Water and drainage rates are payable.

## Directions

What3words ///outfit.palace.rocks

## 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

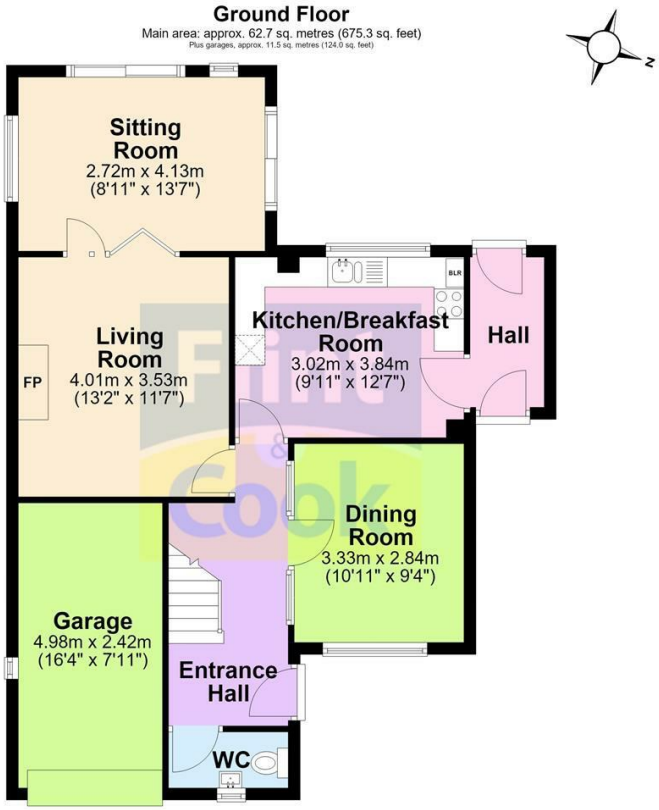
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

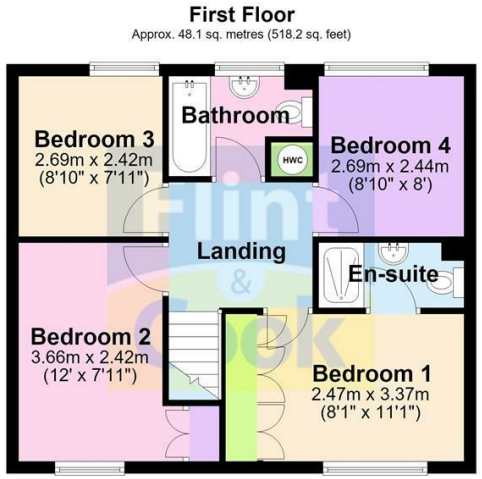
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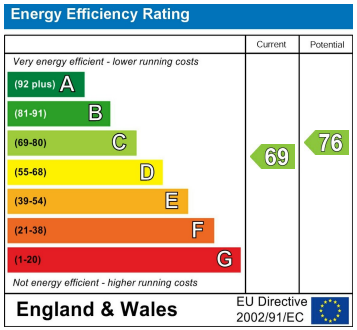





Main area: Approx. 110.9 sq. metres (1193.5 sq. feet)
Plus garages, approx. 11.5 sq. metres (124.0 sq. feet)




## EPC Rating: C  Hereford Council Tax Band: D

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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