



52 Loder Drive, Off Aylestone Hill, Hereford, HR1 1DS



**Sunderlands**  
Residential Rural Commercial



**52 Loder Drive  
Off Aylestone Hill  
Hereford  
HR1 1DS**

### Summary of Features

- A detached four bedroom house
- Open plan living room/dining area
- Set off Aylestone Hill
- Garage & driveway
- Easy access to the city centre

**Asking Price £400,000**

A detached family home set in a quiet cul-de-sac towards the outskirts of Hereford City. The property is gas central heated and double glazed and enjoys views to the front across the close over countryside. Accommodation is arranged over two floors, has a large open plan living room/dining area, hallway with separate cloakroom, kitchen with utility off. To the First Floor, there are four bedrooms and family bathroom. There is parking, garage and gardens to both front and rear.

#### **Situation**

Loder Drive is set off Aylestone Hill, a popular area of the city being within easy access to the centre and nearby countryside. Aylestone Park and Churchill Gardens are also close-by and leisure facilities such as Point 4 are just around the corner. Accommodation in more detail as follows:

#### **Entrance Porch Area**

With double glazed front door, double glazed windows.

#### **Matwell Entrance Hall**

Stairs to First Floor, radiator.

#### **Cloakroom**

Low level WC, pedestal wash hand basin, double glazed window.

#### **Sitting Room**

With double glazed window with vertical blinds to front, radiator, painted stone fireplace with living flame gas fire, archway through to -

#### **Dining Area**

With double glazed sliding patio doors to south facing rear gardens, further radiator and serving hatch to kitchen.

#### **Kitchen**

With double glazed window to rear, range of base and eye level units with drawers, roll edge work surface area, one and a half bowl stainless steel sink and drainer sink unit. Recess for plumbing for additional washer, recess cooker, cooker hood over, recess for fridge, radiator, ceramic flooring and arch way through to -

#### **Utility Room**

With double glazed window to rear, double glazed door to side, work surface with stainless steel single sink unit with cupboards under and plumbing for washing machine, further cupboards, wall mounted gas central heating boiler. From the reception hall stairs to lead to -

#### **First Floor**

##### **Landing**

With double glazed picture window to front with views across rooftops to the countryside to the north. Radiator, sliding doors housing the double airing cupboard with hot water cylinder. Access to loft, doors off to -

##### **Bedroom One**

With double glazed window to front, with vertical blinds, views across rooftops to countryside. Wall length fitted wardrobes and radiator.

##### **Bedroom Two**

Double glazed window to rear, radiator, shower cubicle with vanity wash basin.

##### **Bedroom Three**

With double glazed window to front, again enjoying views and radiator.

##### **Bedroom Four**

With double glazed window to rear and radiator.

##### **Bathroom**

With white suite comprising a jacuzzi style bath with electric shower over, low level WC, wash hand basin, fitted cupboards, part tiled walls, double glazed window and radiator.

##### **Outside**

A tarmac drive rises to the front of the property and gives access to the garage with up and over door, window and side light. Driveway to the one side has a raised planted border whilst the other is an area of garden laid to lawn with slate bed surrounded by short post fencing. There is a wide walk way leads to the rear where there is a patio area with steps up to a garden and hedging providing high degree of privacy. There is a water tap, garden store.





### Services

Mains, gas, electricity, water and drainage connected to the property.  
Council Tax - E.

### Directions

From the centre of Hereford proceed along Aylestone Hill to the summit, at the 2nd mini roundabout turn left onto Venns Lane. Continue along Venns Lane and turn right into Loder Drive. At the 'T' junction turn left and follow the road around where 52 Loder Drive can be identified by the Agents For Sale sign at the bottom of the cul-de-sac.

### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-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.



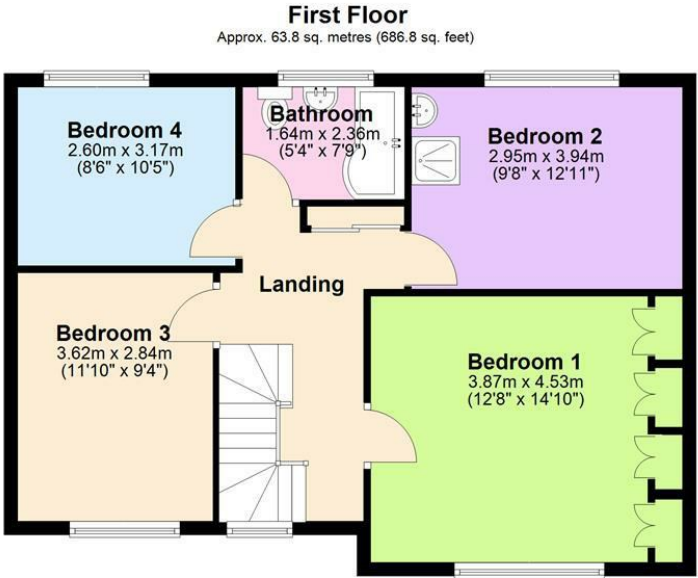
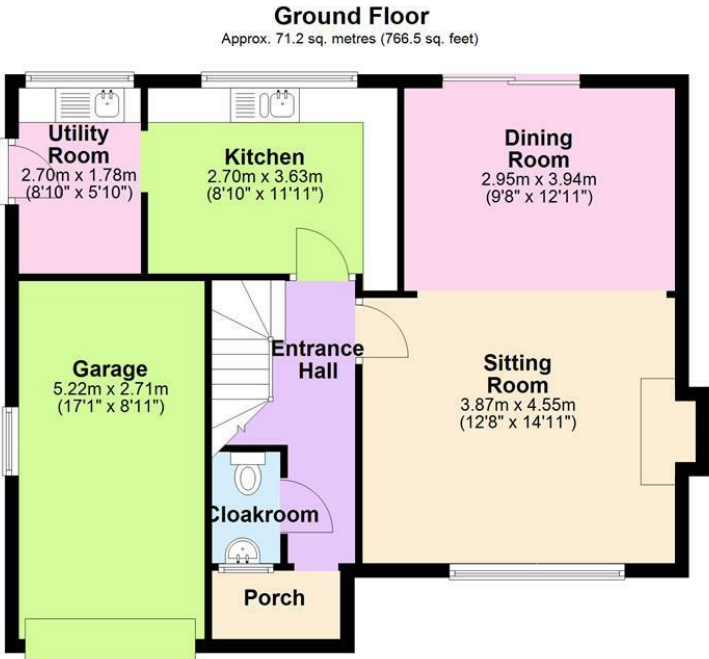
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.