



## 28 LANGLAND DRIVE WHITECROSS, HEREFORD HR4 0QG

£260,000  
FREEHOLD

Pleasantly located at the end of a cul-de-sac and overlooking a small green in a popular residential area just over a mile northwest of the cathedral city of Hereford. The property has been in the same ownership since it was constructed in the 1950s and has gas central heating, some double glazing and would now benefit from a degree of decorative updating to provide a lovely family home in a prime location with ample parking, garage and a pretty garden.



# 28 LANGLAND DRIVE

- Quiet cul-de-sac location
- Traditional semi-detached house
- 3 bedrooms
- 2 reception rooms
- Gas central heating
- Garage & lovely garden



## Canopy Porch

With door through to the

## Entrance Hall

With radiator, stairs leading up, under stair storage cupboard, central heating thermostat and window.

## Lounge

With radiator, coal effect gas fire with surround, bay window to front and window and door to the

## Dining Room

With radiator and double doors to the

## Garden Room

With radiator and door to rear.

## Kitchen

Fitted with base and wall mounted units, work surfaces, sink, space for cooker (with gas point), wall mounted gas fired central heating boiler, electric heater, window to rear and door to the

## Utility Room

With sink, plumbing for washing machine, wall mounted electric heater, door to the front, door to the garage and a stable door to rear with a canopy porch.

## First Floor Landing

With access hatch to the roof space with pull down loft ladder and doors to

## Bedroom 1

With built in storage cupboard, radiator and window to the front.

## Bedroom 2

With radiator and window to the rear.

## Bedroom 3

With a built in bed base, radiator and window to the front.

## Bathroom

With the original enamelled bath with electric shower over, tiled surround, wash hand basin with a cupboard under, radiator, wall mounted electric heater and window.

## Separate WC

With low flush cistern, radiator and window,

## Outside

The property is approached via double gates that lead to a concreted driveway with a

## Garage

With a metal up and over door, light and power, window and door in to the utility room.

To the rear of the garage is a store room and WC.

To the front is further paved parking area, a range of ornamental shrubs and hedging.

At the rear is a lovely garden which is enclosed by fencing and hedging with 2 paved patio areas, a lawn, raised bed and a range of ornamental shrubs and trees with a further paved area with a side access footpath, garden shed, outside tap and lighting.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

What3Words///comic.vent.golf

From Hereford proceed towards Brecon on the A438 (Whitecross Road) continue to the Whitecross roundabout and take the first first exit into Wordsworth Road. After 100 yards turn right into Rankin Road, at the T junction turn right into Langeland Drive and continue to the bottom of the cul-de-sac and the property is located behind the green, as indicated by the agents for sale board.

### Viewing

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

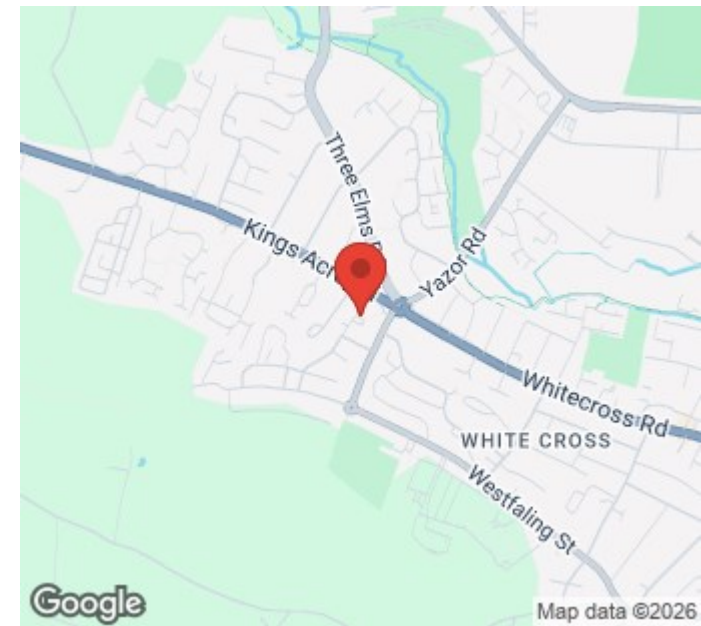
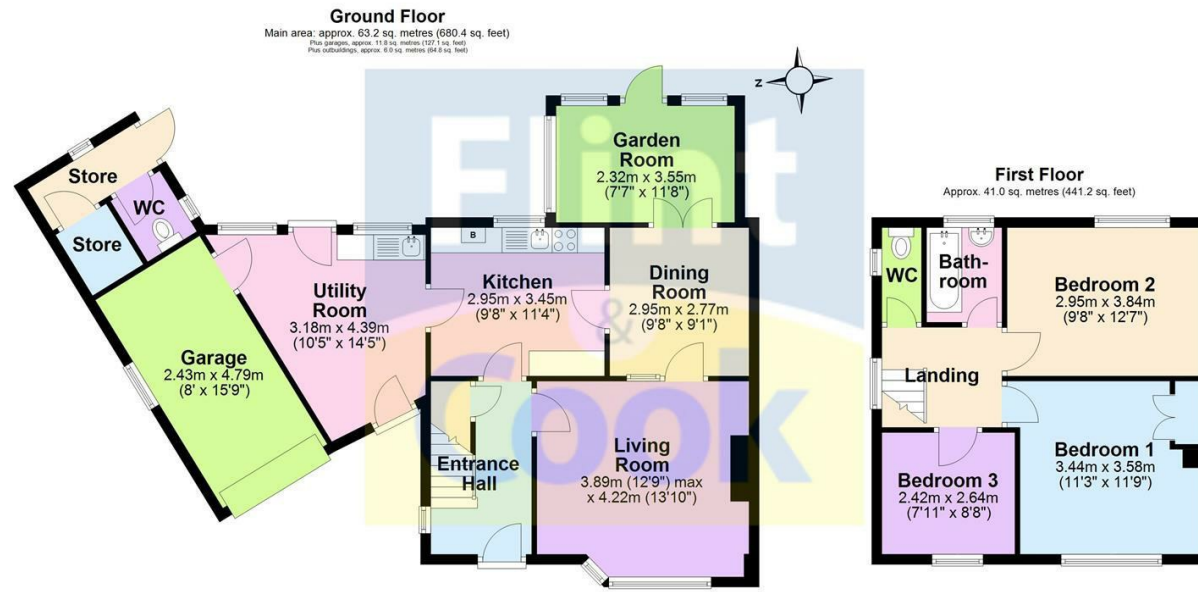
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

## 28 LANGLAND DRIVE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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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