



15 Cotswold Drive, Hereford, HR4 0TG





**15 Cotswold Drive  
Hereford  
HR4 0TG**

### Summary of Features

- Detached property
- 3 bedrooms
- Sought after location
- No onward chain
- Local to amenities and schooling
- Garage and driveway parking

**Asking Price £270,000**

Located on Cotswold Drive, Hereford, this delightful detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The house features a well-appointed bathroom, catering to the needs of modern living. With parking available for two vehicles, convenience is at your doorstep, making daily commutes and weekend outings a breeze. One of the standout features of this property is its potential for modernisation. With a little creativity and vision, you can transform this house into your dream home, tailored to your personal style and preferences. Situated close to local amenities and reputable schooling, this location is perfect for families seeking a vibrant community atmosphere. The nearby shops and services ensure that daily necessities are within easy reach, while the educational options provide excellent opportunities for children.

#### **Location**

Cotswold Drive can be found on the north-west fringes of Hereford city and has good road links into Hereford itself along the nearby A438 as well as a regular bus service from very nearby bus stops, a Post Office, Wyevale Garden Centre with café, Primary and Secondary Schools, retail developments and some lovely level walks around the surrounding areas.

#### **Accommodation**

In brief comprises:

#### **Entrance**

Providing access to the main downstairs rooms, with a useful cupboard for shoes and coats, and stairs rising to the first floor.

#### **Kitchen**

The kitchen features contemporary matching wall and base units, an integrated electric oven and hob with extractor hood, a sleek stainless-steel sink and drainer, and designated space for a freestanding fridge-freezer and washing machine.

#### **Living room**

A spacious and welcoming living room, enhanced by

rear-facing windows that provide plenty of natural light, along with a charming gas fireplace.

#### **Conservatory**

Conservatory featuring sliding doors opening onto the rear garden, offering a versatile additional living area ideal for dining or relaxing.

#### **First floor**

#### **Bedroom one**

Spacious main double bedroom with a rear-facing window, enjoying plenty of natural light and offering ample room for freestanding furniture.

#### **Bedroom two**

Second double bedroom with a front-facing window, featuring a handy storage cupboard ideal for clothing, plus an additional over-stairs cupboard providing extra storage space.

#### **Bedroom three**

Single bedroom with a rear-facing window, ideal as a child's bedroom, home office or hobby room.

#### **Bathroom**

Main bathroom fitted with a WC and wash hand basin, featuring a front-facing obscured window and a bath with shower over.

#### **Garage**

Single garage with up-and-over door and outdoor water tap, housing the gas-fired boiler and offering excellent storage space, with potential for conversion subject to the necessary planning consents.

#### **Outside**

Driveway providing off-road parking with a lawned area to the front; the rear garden is slabbed for low maintenance, featuring a mature tree and established shrubbery along the back boundary.

#### **Services**

All mains services are connected to the property.

Herefordshire Council tax band - C

Tenure - Freehold







## Directions

Leave Hereford, travelling west along the A438 Whitecross Road proceeding straight across at The Monument roundabout into Kings Acre Road. Continue for 0.5 miles and turn right onto Cotswold Drive, here the property can be found on the left hand side as directed by the agents for sale board.

## Anti-money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply 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.

### Ground Floor



### First Floor



Total area: approx. 85.2 sq. metres (916.9 sq. feet)

## Sunderlands

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

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.