



### 3 SHERRINGTON DRIVE ORCHARD GLADE, HEREFORD HR4 9XD

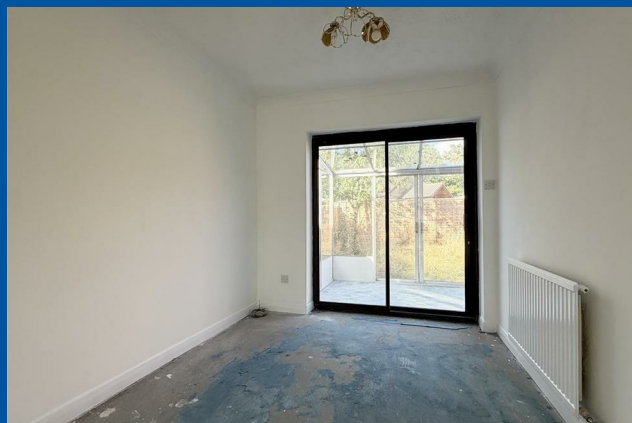
Asking Price £250,000  
FREEHOLD

Situated in this popular residential location, a three bedroom detached property requiring modernisation throughout and being sold with no onward chain. The property benefits from driveway parking, a single garage, enclosed garden, three bedrooms, two receptions and downstairs W/C. A viewing is highly advised.



## 3 SHERRINGTON DRIVE

- 3 Bedroom detached house
- No onward chain!
- Driveway & garage
- Requires modernisation
- Gas central heating
- Popular residential location



### Entrance door leading into the Porch

With window to the front aspect and door into the

### Entrance Hallway

With mat well, laminate flooring, radiator, two ceiling light points, coving, stairs leading up with useful under stair storage cupboard and doors to

### Downstairs WC

Low level WC, wash hand-basin and window.

### Living Room

A spacious light and airy lounge with double glazed window to the front aspect, radiator, ceiling light point, coving, brick fireplace with tiled hearth and wooden mantle, sliding doors lead into the

### Dining Room

With double glazed sliding doors out to the lean to, a radiator, ceiling light point, coving and door into the

### Kitchen

Fitted with a range of wall and base units, work surfaces over with tiled splash backs, stainless steel sink and drainer unit, soave for a freestanding gas cooker, under counter space and plumbing for a washing machine, fridge and freezer, wall mounted gas central heating boiler, radiator, double glazed window to the rear, door to the side and door back into the entrance hall.

### Lean-to

With windows and doors leading into the rear garden.

### Landing

With a window to the side aspect, ceiling light point,

radiator, airing cupboard and doors to

### Bedroom 1

A spacious main bedroom with radiator, ceiling light point, window to the front and fitted wardrobes with mirrored doors.

### Bedroom 2

A second spacious double to the rear of the property with a single glazed window, radiator and ceiling light point.

### Bedroom 3

A good sized third bedroom with window to the front aspect, radiator and ceiling light point.

### Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

### Outside

To the front of the property there is a paved pathway which leads to the front entrance door and to the side there is a tarmacadam driveway leading to the SINGLE GARAGE with up-and-over door, storage space and personal door to the rear. Adjacent to the garage is a gate providing access to the rear garden which is mainly laid to lawn and enclosed by fencing to maintain privacy.

### Directions

Proceed west out of Hereford City along the Whitecross

Road taking the 4th exit at the Monument roundabout onto Yazor Road and, after approximately half a mile, turn right into Sherrington Drive and the property is located immediately on the left hand side. What3words - event.zone.headed

#### **Money Laundering**

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

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Outgoings**

Water and drainage rates are payable.

#### **Property Services**

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

#### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

#### **Tenure & Possession**

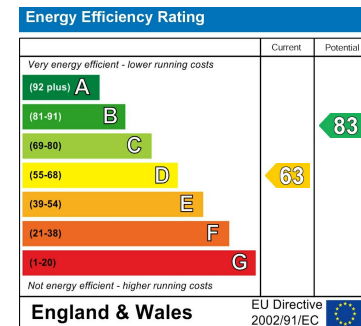
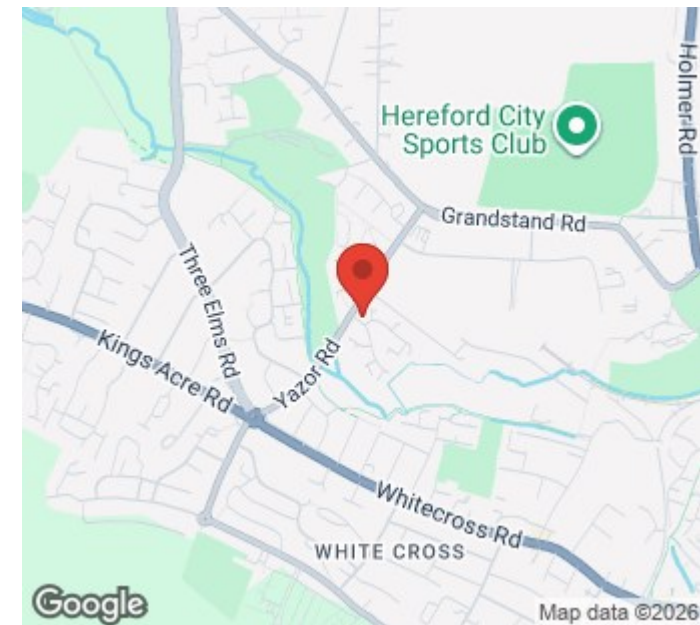
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **3 SHERRINGTON DRIVE**





**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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