98 SANDOWN DRIVE

BOBBLESTOCK, HEREFORD HR4 9TB

Asking Price £315,000

FREEHOLD

Peacefully situated in this popular residential location, a spacious 4 bedroom link-detached house offering ideal family accommodation. The property has the added benefit of gas warm air central heating, downstairs WC, private rear garden, garage, ample parking and we recommend an internal inspection.

Flint & Cook

98 SANDOWN DRIVE

• Popular residential location • Spacious 4 bedroom link-detached house • 2 Reception Rooms, Kitchen and Downstairs WC • Private rear garden • Ideal family home

In more detail the accommodation comprises

UPVC double glazed double doors to

Entrance Porch

With tiled floor, storage space, electric light, space and plumbing for automatic washing machine and tumble dryer and double doors to

Reception Hall

With laminate flooring, coved ceiling, stairs to the first floor and door to

Downstairs Cloakroom

With low flush WC, wash hand basin, extractor fan and internal glazed window.

From the Reception Hall glazed panelled double doors open through to

Lounge

With laminate flooring, double glazed window to the rear, understairs store cupboard, double glazed double French doors to the rear patio/garden and door to

Kitchen

With single bowl sink unit with mixer tap over, range of wall and base cupboards, worksurfaces, double glazed windows overlooking the rear garden, tiled floor and serving hatch to Dining Room, door to the front aspect, eye level glass display cabinets, built-in double oven and four ring hob, further space for appliances and display shelving.

Dining Room/Study

With laminate flooring, double glazed window to the front aspect, coved ceiling and display shelving.

First Floor Landing

With access hatch to loft space and door to

Bedroom 1

With laminate flooring, double glazed window to the front aspect with roller blind, range of wardrobes, corner shower cubicle with panelled walls, glazed folding screen and wash hand basin to the side with storage below.

Bedroom 2

With double glazed window to the front aspect and built-in airing cupboard also housing the updated Worcester boiler.

Bedroom 3

With double glazed window to the rear.

Bedroom 4

With double glazed window to the rear.

Bathroom

With white suite comprising panelled bath with shower unit and screen over, low flush WC, pedestal wash hand basin, double glazed window with blind and tiled floor.

Outside

To the immediate rear of the property there is a paved patio area leading onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs, all enclosed by high fencing for privacy. There is a

further partially covered paved patio area, useful GREENHOUSE, timber GARDEN SHED, rear door to the garage and side access.

To the front of the property there is a small garden with a large driveway to the side providing ample off-road parking and leading to the GARAGE with up-and-over door, power and light points, ample storage space and further up-and-over door to the rear.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city centre on the A49 Leominster Road. At the Starting Gate public house turn left onto Roman Road after approximately one mile turn left onto Kempton Avenue. Take the third left onto Sandown Drive and the property can be found on the left hand side.

Viewing

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

Opening Hours - Hereford

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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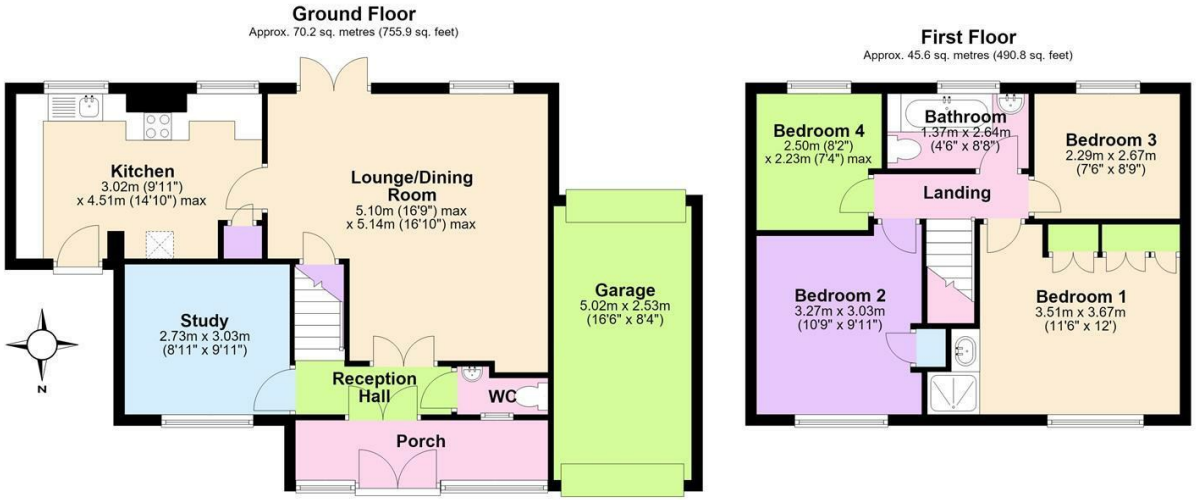

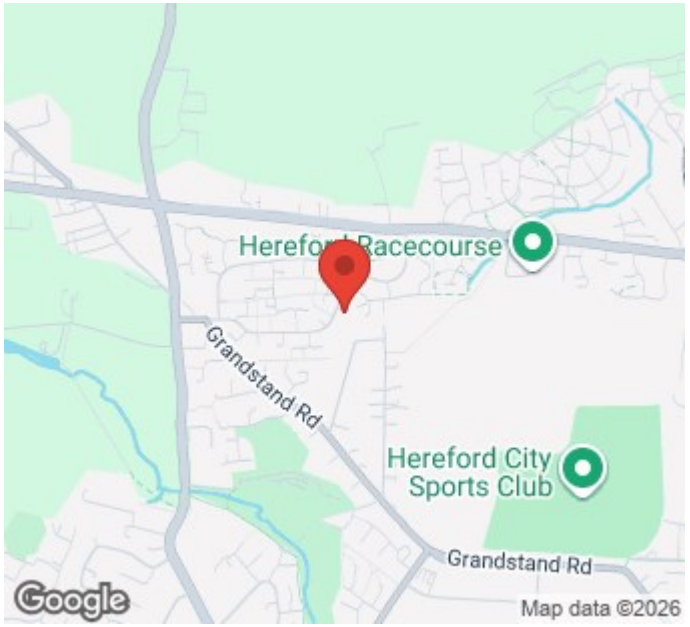

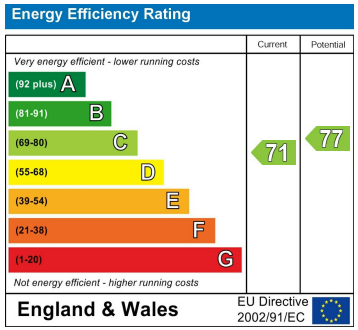

Total area: approx. 115.8 sq. metres (1246.7 sq. feet)

98 Sandown Drive, Bobblestock, Hereford

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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