



11 LINK ROAD HEREFORD HR1 1BG

£310,000
FREEHOLD

Situated within this popular residential location, an immaculately presented and characterful three bedroom end of terraced property making an ideal first time buyer/small family home. The property which benefits from gas central heating, double glazing, off road parking and a good sized rear garden briefly comprises, oak porch, open plan living to the ground floor with useful w/c, three bedrooms and modern bathroom to the first floor. A viewing is highly recommended.



11 LINK ROAD

- Immaculately presented throughout • Three bedrooms, open plan living, downstairs W/C • Driveway parking & good sized rear garden • Ideal for a first time buyer/small family • Popular residential location • Must be viewed!



Ground Floor

With feature oak entrance door leading into the

Oak Entrance Porch

With oak flooring, ceiling light point, double glazed windows to the front aspect, space for coat and shoe storage with an oak door leading into the

Open Plan Living

A fantastic light and airy open plan living space with characterful oak beams throughout and oak flooring. The living area has a double glazed window to the front aspect, carpeted stairs leading up, a feature wood burning stove with oak mantle over and tiled hearth, recess spotlights which extend through to the kitchen and dining spaces with double glazed french doors out to the rear garden, one hanging ceiling light, a door to the side aspect and door into the downstairs w/c. The kitchen is fitted with high gloss matching wall and base units, integrated appliances include a four ring gas hob with oven below and cooker hood over, integrated dishwasher and under counter fridge and freezer, under counter space for a washing machine, stainless steel sink and drainer, cupboard housing the wall mounted gas central heating boiler and double glazed window to the rear.

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back and storage below, tiled floor, ceiling light point and radiator.

First Floor Landing

With fitted carpet, ceiling light point, double glazed window, loft hatch and doors leading into

Bedroom One

A spacious double bedroom with a large double glazed window to the front aspect, fitted carpet, central ceiling light, radiator and fitted wardrobes with mirrored sliding doors.

Bedroom Two

Another spacious double with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bedroom Three

With fitted carpet, central ceiling light, radiator and double glazed window to the rear aspect.

Bathroom

A modern three piece suite comprising panelled bath with mains fitment shower head over over and tiled surround, wash hand basin with storage below and wall mounted mirrored storage cabinet over, low flush w/c, heated towel rail and recess spotlights.

Outside

To the front of the property there is a stoned driveway providing ample off road parking part enclosed by fencing with a useful side access gate. To the rear, french doors open out onto a stoned patio area with an area of lawn, there is a step leading down to a larger patio area perfect for entertaining with steps and an

archway leading down to the remainder of the garden which is laid to lawn with a vegetable garden, greenhouse, useful storage shed and array of plants and trees. The rear garden is enclosed by fencing and south/west facing making it an ideal sun trap.

Agents Note

Please note, the neighbouring property has a right of access across the rear of no.11.

Directions

From the City Centre, proceed along Commercial Road towards Aylestone Hill. Proceed across the traffic lights and take the first left turning onto Penn Grove Road and then take the second left hand turning into Link Road where the property is situated on the left hand side.

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.

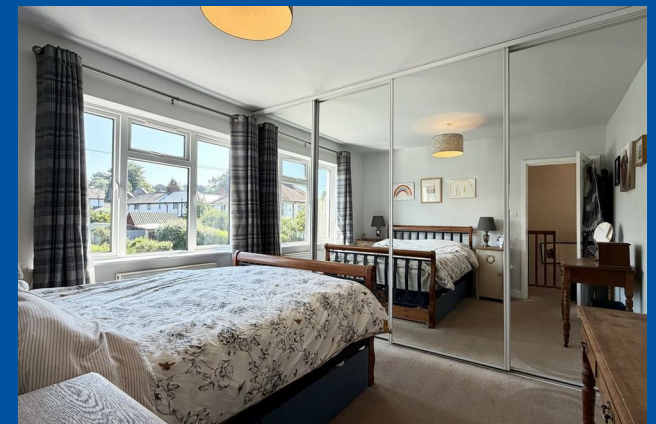
Tenure & Possession

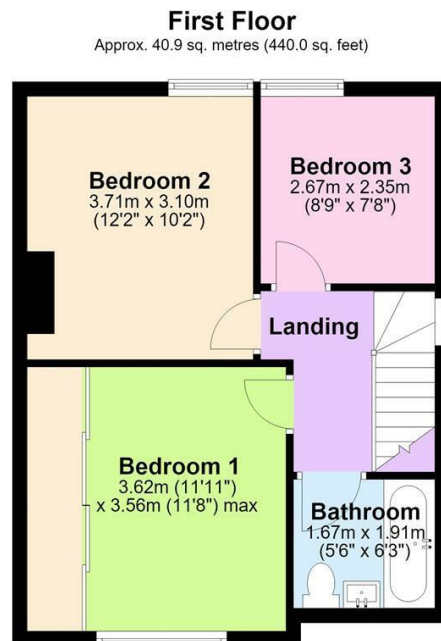
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

11 LINK ROAD





Total area: approx. 83.8 sq. metres (902.2 sq. feet)

11 Link Road, Hereford

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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