



99 THREE ELMS ROAD HEREFORD HR4 0RN

£299,995
FREEHOLD

Pleasantly situated in this popular residential location, a spacious older style three bedroom semi offering long term family accommodation. The property has the added benefit of gas central heating, good sized rear garden and spacious living accommodation. We highly recommend an internal inspection.



99 THREE ELMS ROAD

- Popular residential location
- Spacious three bedroom older style semi
- Two large receptions & breakfast/kitchen
- Good sized rear garden
- Ideal family home
- Downstairs cloak/shower room



In more detail the accomodation comprises

Recess Porch

With partially double glazed entrance door leading through to the

Spacious Reception Hall

With fitted carpet, double radiator, double glazed window to the side, store cupboard, carpeted staircase to the first floor, under stair storage cupboard, further cupboard with shelving and door to the

Downstairs Shower Room

With vanity wash hand basin and storage below, low flush w/c, corner shower cubicle with glazed sliding doors, vinyl flooring, glazed window, store cupboard and ladder style towel/radiator.

Lounge

With fitted carpet, double glazed bay window to the front aspect with vertical blinds, picture rail, stone fireplace with built in gas coal effect living flame fire and side shelving for TV etc & radiator.

Dining/Family Room

With fitted carpet, double radiator, double glazed door and window to the rear, inner lobby to the garage and archway to the

Kitchen/Breakfast Room

Archway from dining/family room features a 1.5 bowl sink unit with a mixer tap. It offers a range of wall and base cupboards, work surfaces, and space for

appliances. Includes a double-glazed side window, vinyl flooring, space for a breakfast table, and double-glazed windows and a door leading to the rear patio and garden.

First Floor Landing

Features fitted carpet, a double-glazed window to the side, and an access hatch to the loft space. It also houses a built-in airing cupboard containing the central heating boiler.

Bedroom One

With fitted carpet and a double-glazed bay window to the front aspect with vertical blinds. Includes a double radiator, a range of fitted wardrobes with a central dressing table and overhead cupboards, and a picture rail.

Bedroom Two

Features fitted carpet, a radiator, a picture rail, and a double-glazed window to the rear.

Bedroom Three

With fitted carpet, a radiator, a picture rail, and a double-glazed window to the front aspect.

Bathroom

A white suite comprising a bath with a handheld shower attachment, a vanity wash hand basin with storage below, and a low-flush WC. Includes a double-glazed window, tiled walls for easy maintenance, and a ladder-style towel rail/radiator.

Outside

To the front of the property, there is a brick-paved driveway that provides off-road parking facilities. The driveway leads to the side of the property, where a carport offers a covered parking space. This provides access to the garage, which is equipped with power, light points, and ample storage space. The garage also includes a door to the rear garden and an internal door leading to the lobby. At the immediate rear of the property, there is a good-sized paved patio area that features an ornamental fish pond to one side. As the rear garden faces south, this area serves as an ideal sun trap. The property boasts a generously sized rear garden that is divided into several sections. It includes various outbuildings, such as brick storage sheds, and is fully enclosed by mature hedging and fencing.

Directions

Proceed West out of Hereford City along the Whitecross Road. At the Monument roundabout, take the third exit onto Three Elms Road. After approximately half a mile, number 99 will be on your 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.

99 THREE ELMS ROAD





Total area: approx. 121.3 sq. metres (1305.5 sq. feet)

99 Three Elms Road, Hereford

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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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