57 COLLEGE ROAD

HEREFORD HR1 1EE

£325,000

FREEHOLD

Occupying a convenient position within walking distance of Hereford city centre, a spacious older-style semi-detached home offering generously proportioned accommodation set across three storeys. The property features 4 bedrooms, 2 reception rooms, gas central heating and double glazing, together with excellent off-road parking and a large rear garden. Offered for sale with no onward chain, this impressive family home is highly recommended for viewing.

Flint & Cook

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• Popular residential location • Sold with no onward chain • 4 bedrooms, two receptions & downstairs W/C • Older style semi detached house • Ideal first time buyer/family home • Driveway & good sized rear garden

Property Description

This attractive semi-detached house is conveniently located in a well-established residential area about half a mile north of the Cathedral City of Hereford, and well placed for access to a range of educational, recreational and shopping amenities.

The property was constructed in the 1930s and provides spacious accommodation which has been extended and is set across three storeys, with double-glazing and gas central heating and briefly comprises: entrance hall, downstairs cloakroom, lounge, dining room, kitchen/breakfast room, utility room, 4 bedrooms, bathroom, excellent off-road parking, a large rear garden which forms a particular feature and is mainly lawned. The property also benefits from being sold with no onward chain. A viewing is highly recommended.

Ground Floor

With canopy porch and original wooden entrance door leading into the

Entrance Hall

With original tiled floor, radiator, picture rail, central heating thermostat, carpeted stairs leading up and doors into the

Downstairs W/C

With low flush w/c, wash hand basin, ceiling light point and window.

Living Room

A spacious lounge with exposed wooden floorboards, wall mounted gas fireplace, radiator, picture rail, two wall lights, central ceiling light point and double-glazed window to front.

Dining Room

A flexible space that could be utilised as a formal dining room or a additional reception room with laminate flooring, central ceiling light, double glazed bay window to the front aspect, picture rail and coal effect gas fireplace with tiled surround.

Kitchen/Breakfast Room

Comprising a range of fitted base and wall mounted units, ample work surface space over with tiled splash backs, 1 1/2 bowl sink and drainer unit, freestanding cooker, space for a freestanding fridge/freezer, laminate flooring, two radiators, extractor fan, double-glazed window to rear, walk-in pantry with a range of fitted store cupboards, door to

Utility Room

With fitted work surfaces, under counter space and plumbing for a washing machine and tumble dryer, useful storage cupboard, double glazed window to the rear and door out to the rear.

First Floor Landing

With fitted carpet, double glazed window, stairs leading up to the second floor and doors leading into

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light point, picture rail, radiator, double glazed bay window to the front aspect and wash hand basin with tiled cplashback.

Bedroom Two

A second spacious double bedroom with fitted carpet, ceiling light point, picture rail, fitted shelving, radiator and double glazed window to the front aspect.

Bedroom Three

Comprising fitted carpet, radiator, ceiling light point, useful fitted storage and double glazed window to the rear aspect.

Bathroom

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

Second Floor Landing

With fitted carpet, ceiling light point and door into

Bedroom Four

Comprising fitted carpet, a ceiling light point, radiator, vellux window and door into a large storage space with the newly installed Worcester Bosch gas central heating boiler.

Outside

To the front, there is a large tarmac driveway offering driveway parking for several vehicles, part enclosed by fencing & hedging. There is a side access gate leading to a good sized rear garden, mostly laid to lawn with areas of decking and patio with an array of plants and shrubbery enclosed by fencing & hedging.

Directions

From Hereford City Centre proceed north along Commercial Street. Pass over three sets of traffic lights and immediately after crossing the railway bridge, turn left into Barrs Court Road. At the mini roundabout take the second exit into College Road, continue along this road and the property is situated on the left hand side as indicted by the agents for sale board.

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.

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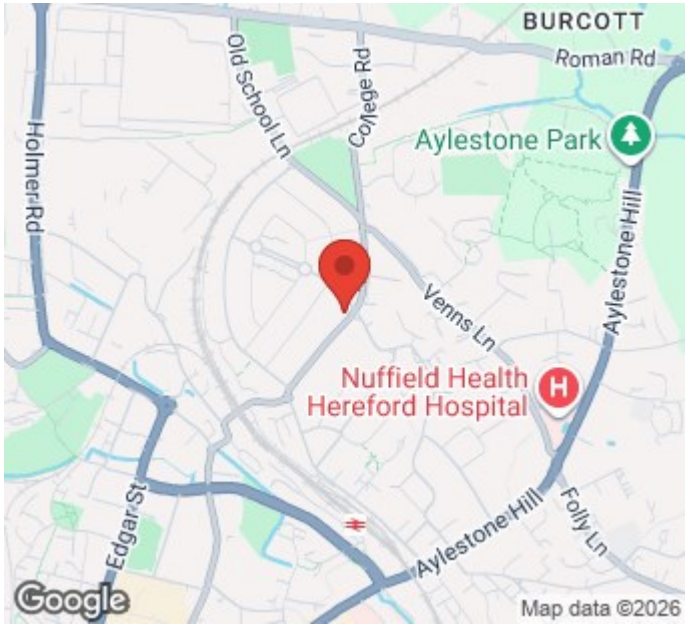
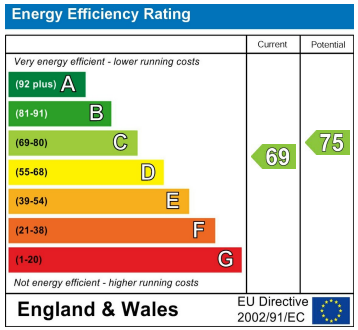
Total area: approx. 134.3 sq. metres (1445.5 sq. feet)

57 College Road, Hereford





EPC Rating: C 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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