



91 THREE ELMS ROAD HEREFORD HR4 0RN

Asking Price £425,000
FREEHOLD

Pleasantly situated in one of Hereford's most popular residential locations, a deceptively spacious 3 bedroom older style detached house offering ideal family accommodation. The property has the added benefit of gas central heating, solar panels, generous sized living accommodation, good sized south facing rear garden and off-road parking. We strongly recommend an internal inspection.



91 THREE ELMS ROAD

- Highly sought after location
- Spacious 3 bedroom detached house
- 2 large reception rooms, kitchen/breakfast room
- Good sized private rear garden
- Ideal family home
- Must be viewed



In more detail the accommodation comprises

Recessed Entrance Porch

With glazed side windows, tiled floor and entrance door through to

Reception Hall

With wood strip flooring, radiator, useful understairs store cupboard with radiator, double glazed window and electric light, carpeted staircase to the first floor and door to

Lounge

With fitted carpet, double glazed bay window to the front aspect, radiator, further double glazed window to the side, picture rail, feature fireplace with hearth, display mantel and wood burning stove.

Dining/Family Room

With fitted carpet, radiator, double glazed window looking through to the porch, double glazed sliding patio door to the rear garden, picture rail and open plan access to

Kitchen/Breakfast Room

Kitchen Area - with 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with tiled splashbacks, double glazed window to the side, recess spotlighting, Rangemaster cooker with extractor hood over, wine rack, easy to maintain flooring and display shelving.

Breakfast Area - with radiator, double glazed windows to the side and rear, space for fridge freezer, space and

plumbing for washing machine and easy to maintain flooring.

First Floor Landing

With picture rail, recessed spotlighting, large double glazed window to the side and door to

Bedroom 1

With fitted carpet, radiator, picture rail, built-in airing cupboard also housing the gas central heating boiler, double glazed window to the side and large double glazed window to the rear enjoying a pleasant outlook across the garden.

Bedroom 2

With fitted carpet, radiator, picture rail and double glazed windows to the front and side aspects.

Bedroom 3

With fitted carpet, radiator, picture rail and double glazed window enjoying a pleasant outlook across the rear garden.

Shower Room

With suite comprising large walk-in shower with rainwater style shower head over, vanity wash hand basin with storage below and touch light mirror over, recessed spot lighting, panelled walls for easy maintenance, double glazed window, ladder style towel rail/radiator and further electric heater.

Separate WC

With low flush cistern and double glazed window.

Outside

To the front of the property is a small lawned garden enclosed by hedging for privacy with large brick paved driveway to the side providing ample off-road parking.

Immediately as you step out to the rear is an extensive brick paved patio area providing the perfect entertaining space and with the rear garden facing southwest this area offers an ideal sun trap.

One of the main features of the property is the extensive rear garden which is mainly laid to lawn, well enclosed by hedging and fencing for privacy with mature trees bordered by flowers and shrubs and with access at the bottom of the garden to the DETACHED WORKSHOP/SUMMERHOUSE which offers a flexible space with glazed windows, electric lights and power points.

To the side of the property is a further brick paved area with access to a TIMBER GARDEN SHED and also a detached brick built WORKSHOP/'MAN CAVE' with side entrance door, power and light points, ample storage space, double glazed windows to both ends and feature pergola to the side.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre on Whitecross Road, taking the third exit at Whitecross roundabout onto Three Elms Road. Number 91 can be found on the left hand side after approximately half a mile.

Viewing

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

Money Laundering Regulations

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

Tenure & Possession

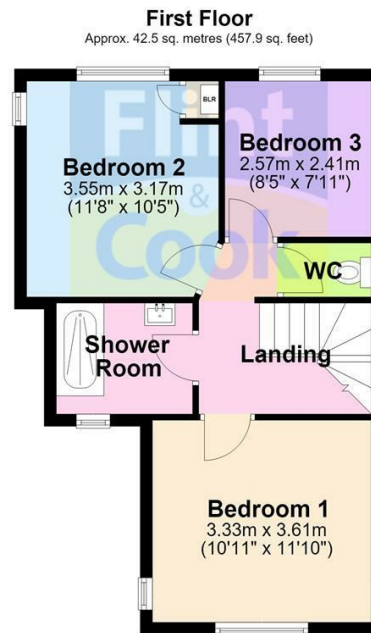
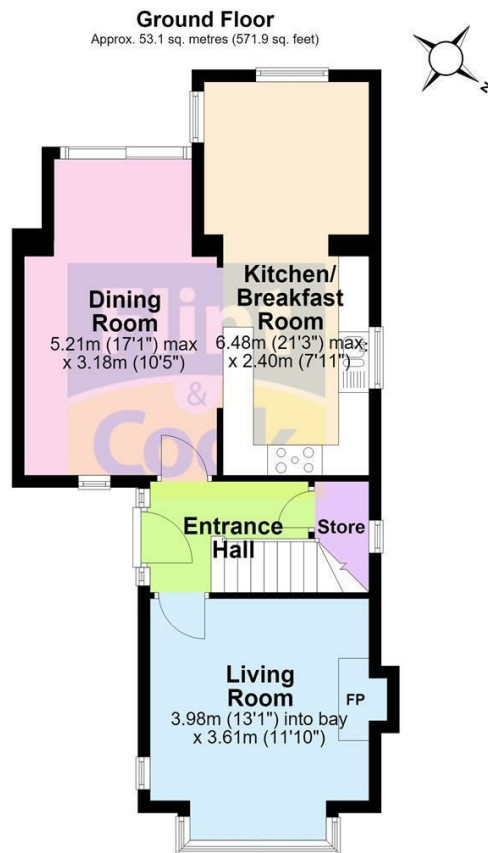
Freehold - vacant possession on completion.

Residential lettings & property management

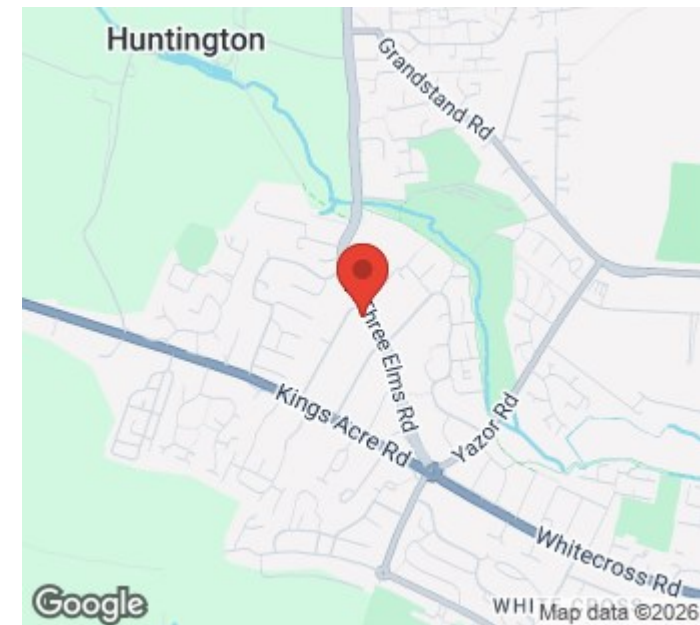
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

91 THREE ELMS ROAD





Total area: approx. 95.7 sq. metres (1029.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(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	

EPC Rating: B Herefordshire 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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

