



## 35 UNDERHILL ROAD HEREFORD HR1 1SY

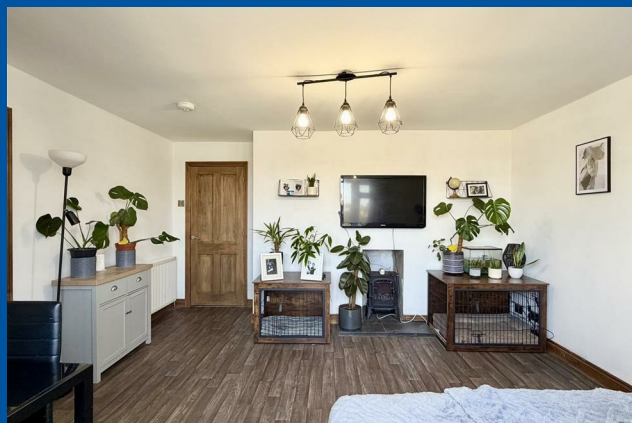
£275,000  
FREEHOLD

Situated in this popular residential location, a modernised and well presented two double bedroom semi detached bungalow. The property would offer an ideal purchase for those looking to downsize and benefits from driveway parking, a good sized garden, a modern kitchen & bathroom, solar panels and we highly recommend an internal inspection,



## 35 UNDERHILL ROAD

- Semi detached bungalow
- Sought after location
- Modernised throughout
- Off road parking & good sized garden
- Ideal for those looking to downsize
- Must be viewed



### Ground Floor

Canopy porch with a composite entrance door leading into

### Entrance Hall

With wood effect flooring, ceiling light point, smoke alarm, loft hatch, space for coat and shoe storage and doors leading into

### Lounge/Dining Room

With wood effect flooring, central ceiling light, radiator, double glazed windows and door to the rear, a door then leads into the

### Kitchen

A modern fitted kitchen comprising matching wall and base units with ample work surfaces over, four ring gas hob, oven below and cooker hood over, Belfast sink, integrated dishwasher, fridge/freezer, cupboard housing the gas central heating boiler, under counter space for a washing machine, double glazed window, recess spotlights, radiator and door to the rear porch.

### Bedroom One

A spacious double bedroom with front facing double glazed bay window, a central ceiling light, radiator, fitted carpet and ample space for wardrobes.

### Bedroom Two

A second good sized double comprising fitted carpet, a double glazed window to the front aspect, ceiling light point, radiator and two fitted storage cupboards.

### Bathroom

A three piece white suite comprising a p shaped panelled bath with mains fitment rainfall shower head over, vanity wash hand basin with illuminating mirror over, low flush w/c, chrome heated towel rail, double glazed windows, recess spotlights and fully tiled floor and surround.

### Rear Porch

With steps and door leading down to the rear garden, ample storage space and two double glazed windows,

### Outside

To the rear there is a good sized garden laid mostly to lawn with a paved pathway and steps leading down to a paved patio and barked area, there is a side access gate to the front and the garden is enclosed by fencing. To the front there is a stoned bank with a good sized driveway providing off road parking to the side of the property.

### Directions

From the City Centre, proceed East on St Owen Street proceeding into Ledbury Road, at the roundabout take the second exit straight over and then take the first right onto Quarry Road. Take the second right hand turning for Underhill Road and the property is situated a short distance down on the right 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.

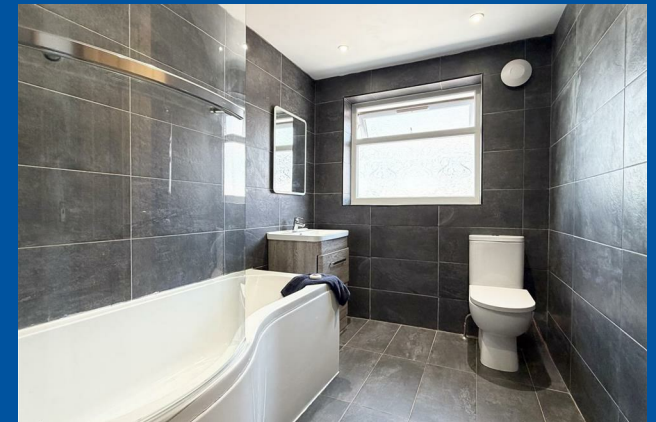
### Tenure & Possession

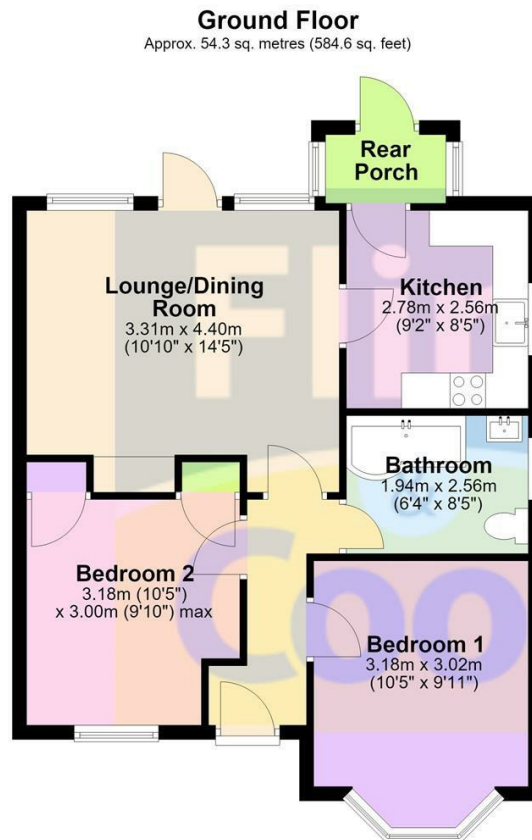
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## 35 UNDERHILL ROAD





Total area: approx. 54.3 sq. metres (584.6 sq. feet)

**EPC Rating: B    Hereford Council Tax Band: C**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 89        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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