



34 VINEYARD ROAD

HEREFORD HR1 1TT

Asking Price £965,000
FREEHOLD

Elegant detached Edwardian property in an exclusive residential location with INDOOR HEATED POOL, 5 bedrooms, 3 reception rooms, CINEMA ROOM, approx 3370 sq ft., double garage, gardens and excellent parking.



34 VINEYARD ROAD

- Elegant detached Edwardian property • Exclusive residential location • Indoor heated pool • 5 Bedrooms, en-suite • 3 Reception Rooms • Cinema Room • Extends to approximately 3370 sq ft • Double garage • Enclosed gardens • Excellent off-road parking



Recessed Entrance Porch

With original tiled floor and door to the

Reception Hall

A lovely feature of the property with a hardwood herringbone floor, oak panelling to walls and radiator.

Drawing Room

With an open fireplace with tiled inset and hearth and original surround, bay window with seating, exposed floorboards, 2 radiators.

Sitting Room

With storage cupboards, radiator, window.

Dining Room

Coal-effect fireplace with original iron inset and original wooden surround, two radiators, exposed floorboards, bay window with seating.

Kitchen/Breakfast Room

Fitted with a range of matching base and wall mounted units with granite worksurfaces and splashbacks, porcelain 1½ bowl sink, built in dishwasher, tiled floor, original dresser unit, recess with gas fired AGA, vegetable baskets, windows to front and side, shelving, store cupboard.

Utility Room

Sink unit with cupboard under, base and wall cupboards, plumbing for washing machine, space for tumble dryer, gas fired central heating boiler, tiled floor and window.

Rear Hall

Tiled floor, radiator, cloaks cupboard (Boot Room) with shelving and window and door to the Side Entrance Hall and access to the secondary staircase.

Downstairs Cloakroom

Tiled floor, WC, wash hand-basin, window.

Study

Radiator and window to the side.

A door leads from the rear of the Reception Hall d

Converted Cellar - Cinema/Family Room

With two radiators vertical radiators and a window.

A door leads from the rear of the Reception Hall t

Shower Room

Shower cubicle with mains overhead and handheld fittings, wash hand-basin, WC, tiled floor, ladder style radiator, extractor fan and window.

A panelled glazed door leads into the Pool Room

With a full height boarded ceiling with Velux windows, bay window, patio doors to courtyard, heated 9 metre POOL with cover, a radiator and air conditioning plant.

An impressive staircase leads from the Reception H

Landing

With double doors to a balcony, built-in airing cupboard with hot water cylinder and sliding doors, a linen cupboard with shelving and window, hatch to roof space, radiator and walk-in Linen Cupboard.

Cloakroom

With WC. window and radiator.

Bedroom 1

With 2 built-in wardrobes, radiator, bay window with seating and distant view to Dinedor Hill and Haugh Woods. En-suite shower room with shower cubicle and mains fitting, wash

hand-basin, WC, ladder style radiator, window and connecting door to the Landing.

Bedroom 2

Open fireplace with tiled inset and original surround, 2 radiators and window to the side and bay window with seat to front.

Bedroom 3

Radiator, built-in wardrobe, window to side.

Bedroom 4

Feature fireplace, radiator and window to front.

Family Bathroom

With roll-top bath, wash hand-basin and WC, part wood panelled doors, radiator with towel rail and window.

Bedroom 5

Radiator and window to side.

There is also a secondary staircase which leads fr

Outside

The property is approached via electric double gates leading to the rear where there is an extensive brick paved parking and turning area. There is a DETACHED DOUBLE GARAGE incorporating a workshop area and an adjoining timber workshop and covered store, a greenhouse and an area of artificial grass and sundeck. There is side access to the front of the property which is south-facing and has a large raised paved terrace with retaining wall, lawn and the gardens are enclosed by hedging and fencing.

Directions

From Hereford proceed towards Ledbury on the A438 and then continue to the roundabout (just past Tesco Express),

take the 3rd exit into Hafod Road, continue into Vineyard Road and the property is located almost immediately on the left-hand side (just past the crossroads with Old Eign Hill).

Outgoings

Water and drainage rates are payable.

Council Tax band 'G'

Property Services

Mains water, electricity, drainage and gas are connected.

Gas-fired central heating.

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.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 351.1 sq. metres (3779.5 sq. feet)
34 Vineyard Road, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: G

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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