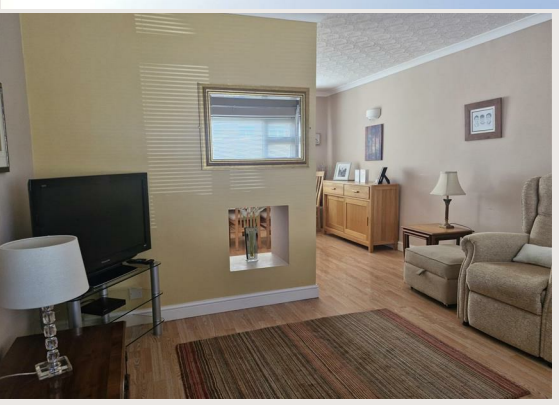
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LAND & NEW HOMES

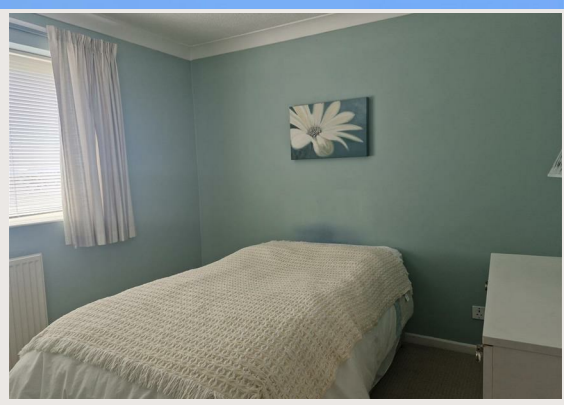
12, Eastnor Drive, Hereford, HR1 1PL

Price £225,000

















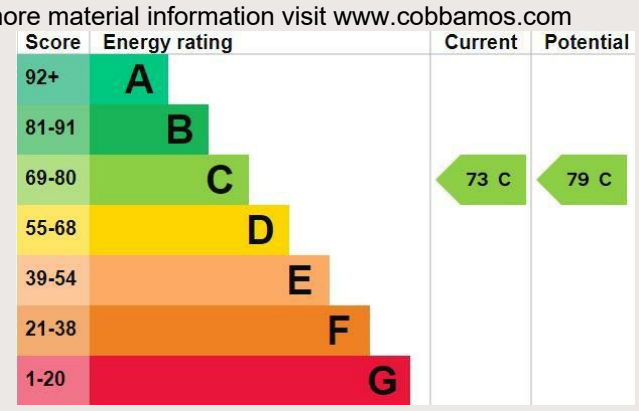
12 Eastnor Drive
Hereford

We are pleased to present a lovely three bedroom mid terraced family home situated in a quiet cul-de-sac position within the popular Tupsley area to the North of Hereford City.
The property is well presented and has many added benefits such as permit parking.The double glazed and gas centrally heated accommodation consists of Porch, entrance hall, living/Dining room, with three bedrooms and a family bathroom with a separate W.C to the first floor.
The rear gardens are a particular feature of this house and boast a large patio area with two brick outbuildings, Green house, planted area, Rear access. No upward chain

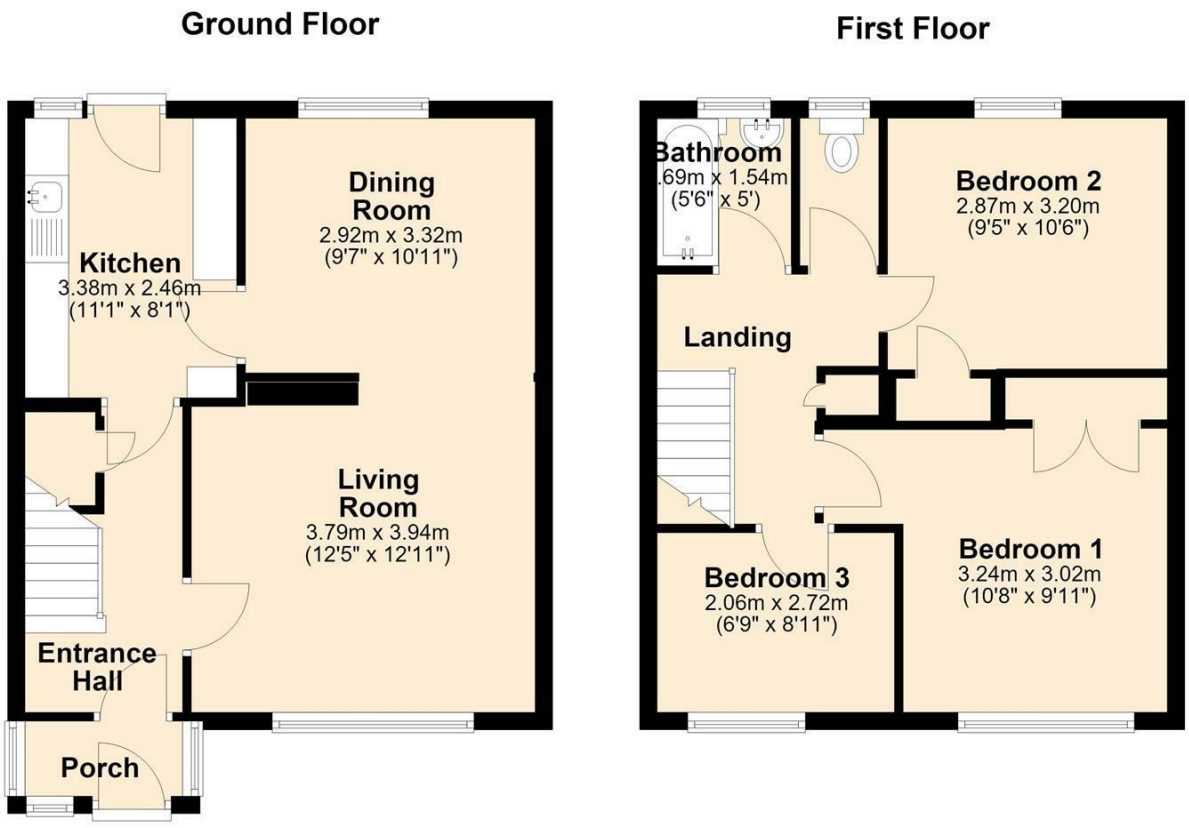
VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE ALL ON OFFER - CALL 01432-266007

- No Upward Chain
- Well Presented
- Three Bedrooms
- Kitchen
- Bathroom with Separate W.C
- Mid Terraced
- Double Glazed/Gas Central Heated
- Two Parking Permits

Material Information
Price £225,000
Tenure: Freehold
Local Authority: herefordshire
Council Tax: B
EPC: C (73)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 81.6 sq. metres (878.4 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living/ Dining room 22' 04" max x 12' 11" max
Kitchen 11' 10" x 8'01"
Bedroom 1 10' 5" x 9' 11"
Bedroom 2 10'09" x 9' 04"
Bedroom 3 8' 11" x 6'09"

Property description
The property is entered via the double glazed porch way with tiled flooring leading to the half glazed wooden main entrance door, the entrance hallway, which has under stairs storage, there are doors to the living/dining room and Kitchen. The living/dining room which the chimney breast slightly separates the two rooms has double aspect double glazed windows to the front and rear. door to the kitchen there is a range of matching wall and base units with drawers, roll top work surface, tiled walls, a 1 bowl composite sink, space for an oven and plumbing for washing machine, Double glazed window and door to the rear.

Stairs rise up to the landing which has access to the loft space having a loft ladder and Airing cupboard with Worcester Boiler, doors off to all rooms. The bathroom benefits from a fitted suite comprising of wash basin with cupboard under, panel bath with shower over, window to the rear, Separate WC with window to the rear . Bedroom one has a window to the front and two built in cupboards, bedroom 2 but to the rear with built in storage cupboard and bedroom 3 has a window to the front.

Garden & Parking
To the front has a small lawn with a slated area,part walled the path way leading to the front porch door, rear garden has patio area, two outbuildings, Green House, planted area pathway to the gate given access to permit parking

Services
Mains Gas, Electricity, water and drainage is connected.

Herefordshire council tax band - B

Tenure - Freehold

Location
This is a popular location on the North side of Hereford which is close to schools and colleges, there are local shops and take aways near by and Hereford City Centre is about a mile away and offers an abundance of eating, drinking and shopping facilities.

Broadband
Broadband Download Upload Availability
Standard 3MBPS 0.5MBPS Good
Superfast 80MBPS 20MBPS Good
Ultrafast 8000MBPS 8000MBPS Good

Networks in your area - Openreach Full Fibre

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From the Hereford office,take St Nicholas Street turn right on Victoria St at the roundabout, take the 1st exit onto Edgar St, then turn right onto Hereford City Link rd A465, turn left onto Aylestone hill/ A465 at the roundabout, take 2nd exit onto Folly lane, turn left onto Whittern way , turn left onto Eastnor Drive property is on the right handside. What3Words ///proof.puzzle.stable



