



**62 SHERIDAN ROAD**  
HEREFORD HR4 0NQ

**£245,000**  
FREEHOLD

Situated in this popular residential location, an immaculately presented three bedroom mid terraced home with three receptions to the ground floor and good sized garden & garage to the rear. The property offers ideal accommodation for a first time buyer or growing family and a viewing is highly recommended.



# 62 SHERIDAN ROAD

- Three bedroom mid terraced house
- Immaculately presented throughout
- Garage & good sized rear garden
- Ideal first time buyer/ family home
- Popular residential location
- Must be viewed



## Ground Floor

With canopy porch and upvc entrance door leading into the

## Entrance Hall

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up with useful understair storage space and oak doors leading into the

## Study

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, built in cupboard housing the fuse box and gas and electric meters, useful fitted base cupboards with work surface space over.

## Kitchen

A modern fitted kitchen with white gloss matching wall and base units with ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, integrated four ring gas hob with electric oven below, under counter space for washing machine, space for a freestanding fridge freezer, double glazed window and door out to the rear garden and door leading into the

## Dining Room

With fitted carpet, coving, ceiling light point, radiator, oak glazed double doors opening into the living room and double glazed sliding doors out to the rear garden.

## Living Room

With fitted carpet, radiator, coving, ceiling light point, double glazed window with fitted blind to the front aspect, coal effect gas fireplace with feature surround and oak door leading back into the entrance hallway.

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, gas central heating thermostat, airing cupboard housing the Worcester Bosch gas central heating boiler and doors into

## Bedroom One

A spacious double bedroom with fitted carpet, coving, ceiling light point, radiator, double glazed window to the front aspect with fitted blind and useful built in wardrobe cupboard.

## Bedroom Two

A second double bedroom with fitted carpet, coving, ceiling light point, radiator, double glazed window to the front aspect and useful built in wardrobe cupboard.

## Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and useful built in storage cupboard.

## Bathroom

Comprising white panelled bath with electric shower over and tiled surround, wash hand basin with storage under, recess spotlights, radiator, vinyl floor and double glazed window.

## Toilet

With low flush w/c, vinyl flooring, double glazed window, ceiling light point and part tiled surround.

## Outside

To the rear there is a fantastic fully enclosed rear garden

with access leading into the large single garage with personal door to the rear with additional double glazed window and up and over door to the front of the access which is accessed from Partridge Mead. The rear garden has to paved patio areas with a concrete pathway leading to the rear door enclosed by fencing and with an area of lawn. There is a useful outside tap and rear access gate that leads to the front of the garage.

To the front a low maintenance garden laid to stone with concrete pathway leading to the front door part enclosed by fencing.

#### **Directions**

Proceed west out of Hereford along Whitecross Road, at the Monument roundabout take the 4th exit onto Yazor Road and take the second turning on the left on to Sheridan Road, continue round to the right and then to the left and the property is situated on the right hand side just a short distance after Partridge Mead.

#### **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**

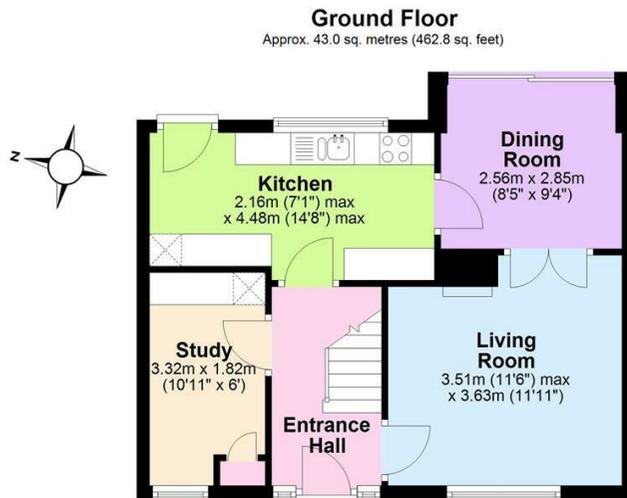
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## 62 SHERIDAN ROAD





Total area: approx. 84.0 sq. metres (904.1 sq. feet)  
**62 Sheridan Road, Hereford**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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