

12, Eastnor Drive, Hereford, HR1 1PL
Price £240,000

12 Eastnor Drive Hereford

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

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 £240,000

Tenure: Freehold

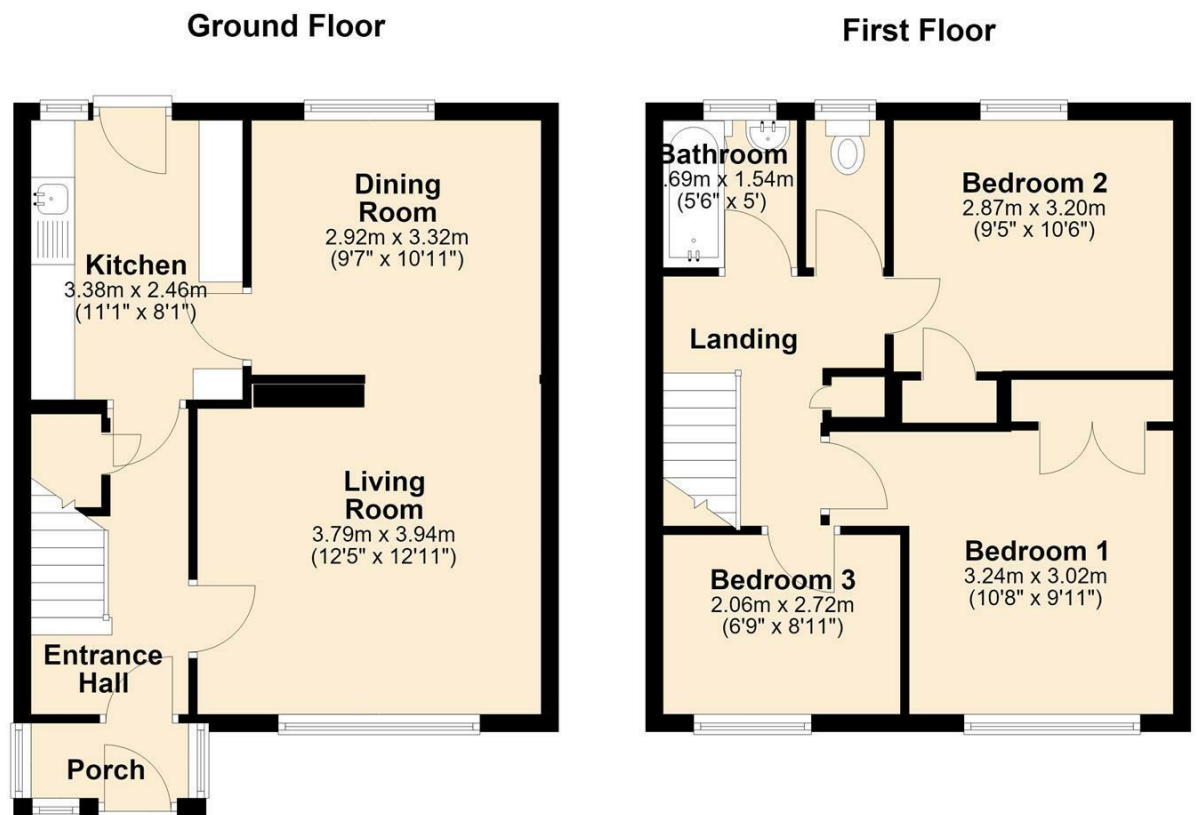
Local Authority: herefordshire

Council Tax: B

EPC: C (73)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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

