



43 College Road, Hereford, HR1 1EE



Sunderlands
Residential Rural Commercial



**43 College Road
Hereford
HR1 1EE**

Summary of Features

- Semi-detached property
- 3 bedrooms
- Large rear garden
- Well-presented throughout
- Sought after residential location
- Driveway parking and garage

**Offers In The Region Of
£365,000**

Located on the charming College Road in Hereford, this beautifully modernised semi-detached home offers a superb blend of comfort and contemporary living. With three well-proportioned bedrooms, the property is ideal for families or those in need of additional space. The heart of the home is the open-plan kitchen and dining area, creating a warm and inviting space that is perfect for both everyday living and entertaining. The property has been thoughtfully modernised throughout, ensuring a stylish yet highly functional finish suited to modern lifestyles. Externally, there is a generous driveway providing parking for up to four vehicles, along with a garage fitted with an electric roller door. The garage has been cleverly adapted to include a utility area and a convenient WC to the rear, adding valuable practicality. With its sought-after location and contemporary features, it presents a fantastic opportunity to settle in the vibrant city of Hereford.

Location

The property occupies a convenient position on the edge of the college estate. A range of amenities are available nearby, including local shops and everyday conveniences, and it is situated directly opposite the Ofsted-rated 'Excellent' St Francis Xavier Primary School. A play park and open field are also within close proximity. Hereford city centre is approximately one mile away and offers a wide selection of shops, bars, restaurants, and leisure facilities, including a hospital, cinema, and train station.

Accommodation

The well-presented accommodation comprises:

Ground floor

A welcoming entrance hall greets you upon arrival, featuring a window to the side aspect allowing for plenty of natural light, along with stairs rising to the first floor. There is also useful fitted storage beneath the stairs, ideal for coats and shoes. Oak flooring runs throughout the entrance hall and continues seamlessly into the kitchen dining space, adding warmth and character to the home. To the front of the property is a cosy sitting room, complete with a beautiful bay window and attractive log burner, creating a warm and inviting space to relax. To the rear, the property opens into a modern kitchen dining room offering ample space for dining and entertaining. The kitchen is fitted with contemporary units complemented by quartz worktops and benefits from a range of integrated appliances including an oven, gas hob, dishwasher and fridge/freezer. Patio doors from the dining area open directly onto the garden, creating an excellent space for indoor-outdoor living.

First floor

The first floor offers three well-proportioned bedrooms, including two generous double rooms. The principal bedroom is situated to the front of the property and benefits from a beautiful bay window along with fitted

wardrobes, creating an excellent range of storage. Bedroom two overlooks the rear garden and provides another spacious double room with ample space for freestanding furniture, in addition to a useful fitted cupboard. Bedroom three is a comfortable single room positioned to the front aspect, ideal for use as a child's bedroom, nursery or home office. Completing the accommodation is a modern family bathroom fitted with a walk-in shower, bath, WC and wash hand basin. Windows to the side and rear aspect allow for plenty of natural light, creating a bright and airy feel.

Outside

Externally, the property benefits from a large and private rear garden, creating a fantastic outdoor space for families and entertaining alike. Immediately to the rear of the home is a patio area providing ample space for outdoor dining and seating. The garden is predominantly laid to lawn with mature planted borders adding colour and privacy throughout. To the rear of the garden is an attractive decking area, ideal for entertaining guests or enjoying the peaceful surroundings. Overall, this is a superb family garden offering a wonderful balance of space and practicality. To the front, the property benefits from driveway parking for multiple vehicles alongside a garage fitted with an electric roller door. The rear section of the garage has been thoughtfully converted into a useful utility and WC space, accessed conveniently from the rear garden.

Services

We understand that all mains, gas, water and electricity are connected to the property.

Council tax

Herefordshire Council tax band - C

Tenure

Freehold

Directions

From the city centre take Commercial Road the A438 towards Worcester. Beyond the traffic lights turn left into Barrs Court Road. At the mini roundabout at the end, take the third exit onto College Road. The property is to be found shortly after on the left-hand side.

Anti-money laundering

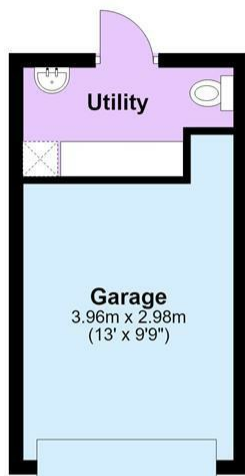
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.







Ground Floor
Approx. 65.9 sq. metres (709.7 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.8 sq. feet)



Sunderlands

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.