

FOR  
SALE



52 Ambleside Drive, Hereford HR4 0LP

£264,500 - Freehold



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## PROPERTY SUMMARY

Situated in this popular residential location, 3 bedroom detached house offering ideal family accommodation. The property requires a some modernisation throughout but has the added benefit of gas central heating, double glazing, driveway parking, garage and garden. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *3 bedrooms*
- *Ideal family accommodation*
- *Driveway parking*
- *Garage*
- *Garden*
- *Popular residential location*
- *Must be viewed*
- *Detached house*
- *Quiet Cul-de -sac location*
- *Requires modernisation*



## ROOM DESCRIPTIONS

### Entrance hall

With fitted carpet, gas central heating thermostat, radiator, smoke alarm, large under stairs storage cupboard and door to downstairs WC.

### Downstairs WC

Low flush WC, wash hand basin with tiled splash back, fitted carpet, radiator, cloak storage and double glazed window.

### Living room

Fitted carpet, radiator, double glazed bay window to the front aspect, coal effect gas fire place with surround and door leading into the kitchen/dining room.

### Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, free standing cooker with 4 ring gas hob, double electric oven and extractor over, under counter space for washing machine and fridge, tiled splash backs, double glazed window to the rear aspect, tiled floor.

### Dining area

Fitted carpet, 2 radiators, double glazed sliding doors out to the rear garden, door into the hallway.

### Hallway

2 ceiling light points and carpeted stairs leading up.

### First floor landing

Fitted carpet, radiator, double glazed window, airing cupboard housing the central heating system.

### Bedroom 1

Fitted carpet, radiator, double glazed window to the rear aspect, built in storage cupboard with fitted shelving.

### Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect and loft hatch.

### Bedroom 3

Fitted carpet, radiator and double glazed window to the front aspect.

### Bathroom

3 piece suite comprising panelled bath, with electric shower head over, tiled surround, pedestal wash hand basin and tiled splash back, low flush EC, double glazed window, radiator, fitted carpet.

### Outside

To the rear, a paved patio area with paved pathway leading to the remainder of the garden with greenhouse, area of lawn, vegetable beds, an array of ornamental shrubs, trees and fruit trees, including apple and pear, enclosed by fencing, a personnel door to the rear garage, housing the gas central heating boiler, with light, power, and up and over door to the front. There is also an outside wooden storage shed.

To the front, a brick pavier driveway providing off road parking for several vehicles with access to the up and over garage door, an outside store, with gas and electric meters and fuse board.

Small wooden gate leading into the front garden which is mainly laid to lawn with an array of mature trees and ornamental shrubs, enclosed by brick walling.

### Services

All services are mains with gas fired central heating

### Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage rates payable.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, 01432 355 455.

### Directions

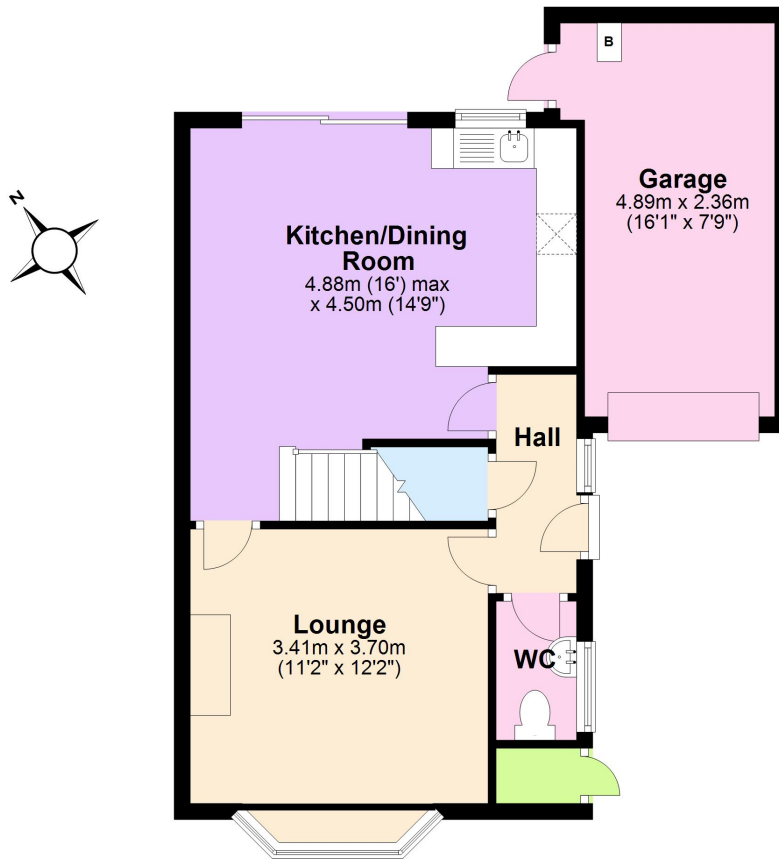
Proceed west out of Hereford, along Whitecross road, at the Monument roundabout, take the 4th exit onto Yazor road, continue towards the end of Yazor road, taking the last left hand turning to Ambleside Drive, continue along Ambleside Drive to the end of the cul-de-sac and the property is situated on the corner, in the right hand side.

### Money Laundering Regulations

Prospective purchasers are required to provide address identification and proof of funds at the time of making an offer

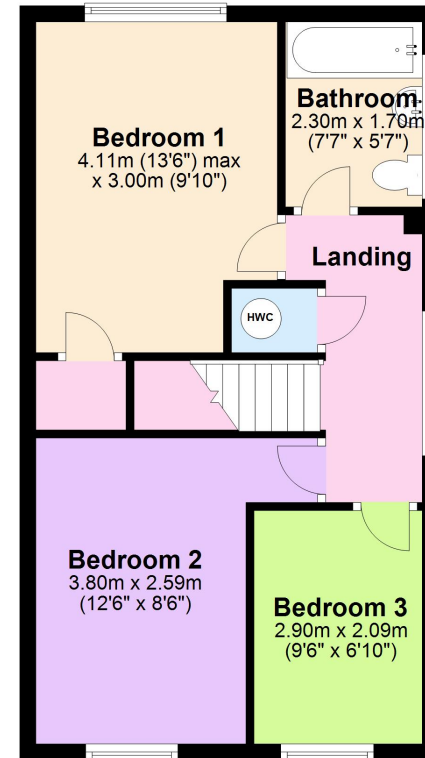
### Ground Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 95.1 sq. metres (1023.2 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**52 Ambleside Drive, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	68	82
England, Scotland & Wales		
EU Directive 2002/91/EC		