



**May Place, Roman Road, Burcott, Hereford HR1 1JL**

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## May Place, Roman Road, Burcott, Hereford HR1 1JL

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# £450,000



### Situation and Description

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### Ground Floor

#### Entrance Hall

Entering through a composite door to the side elevation, onto a mat-well, double glazed window to the front elevation, wooden flooring, carpeted staircase leading to the first floor landing, central heating radiator and doors opening to multiple rooms, including:

#### Living Room

4.46m x 4.11m (14' 8" x 13' 6")

Acoustic double glazed window to the front elevation, radiator, wood burning stove with a tiled hearth, and oak wooden Mantel over, internal oak doors with integral glass opening through to the dining space allowing the light through the property.

#### Reception Room / Snug / Playroom

3.73m x 2.52m (12' 3" x 8' 3")

This additional reception room has a fantastic potential a "multi purpose room" comprising: An acoustic double glazed window to the front elevation, central heating radiator, tv/tel points and wooden flooring.

#### Large, Open Plan Kitchen & Dining Area

8.66m x 3.25m (28' 5" x 10' 8")

Kitchen: Matching, fitted wall and base units including soft close walls/doors, granite worksurfaces, large kitchen island with breakfast bar and storage, Belfast sink, BOSCH induction hob, chest high

BOSCH electric double oven, BOSCH integrated dishwasher, space for free standing fridge freezer, space and plumbing for washing machine, tiled floor, spot lights above, feature ceiling light over breakfast bar area, double glazed door leading through to the extended office/reception room. Oak door opening into under stair storage cupboard / pantry space.

Dining Area: With a tiled floor continuing from the kitchen area, there are also Two acoustic, double glazed windows and french doors leading onto the rear patio, TV/TEL points, oak doors with integral glass opening directly into the living room.

#### Downstairs Shower Room

Entered via oak door in the kitchen area, comprising a double width shower cubicle with mains shower fitment, low level W/C, wash hand basin, extractor fan, acoustic double glazed window to the side elevation, heated towel rail, spotlighting & tiled floor continued from the kitchen area.

#### Office / Reception Room

3.46m x 2.34m (11' 4" x 7' 8")

This extended space is accessed from the kitchen area of the property via double glazed door, with a great potential to be used as a home office / utility room / further reception room. Comprising: wooden flooring, radiator, double glazed windows leading to the rear patio area, and acoustic double glazed windows with Two Velux rooflights.

#### First Floor

##### First Floor Landing

The first floor landing is a large and bright space, with light flooding through from the acoustic double glazed window to the front, also comprising a Fitted carpet, radiator, loft hatch, smoke alarm, airing

cupboard with radiator and oak door leading through to:

#### Bedroom One

4.17m x 3.65m (13' 8" x 12' 0")

Bedroom One is at the rear elevation, soaking in the south facing views over the rear gardens and beyond, with a Fitted carpet, radiator, double glazed window to the rear aspect and built-in double wardrobes with matching oak doors..

#### Bedroom Two

3.12m x 4.11m (10' 3" x 13' 6")

Similar to Bedroom One, this bedroom is at the front elevation, with acoustic double glazed windows overlooking Herefordshire countryside and beyond, this bedroom also has fitted wardrobes with matching oak doors, carpet flooring and radiator.

#### Bedroom Three

3.38m x 2.52m (11' 1" x 8' 3")

Bedroom three, also to the front elevation of the property, shares similar views to the landing window, and bedroom two. with fitted carpet, double glazed window, radiator and built-in double wardrobe with single oak door.

#### Bedroom Four

3.45m x 2.52m (11' 4" x 8' 3")

Bedroom Four is at the rear elevation of the property, with double glazed window letting the south facing light in, there is also a built in wardrobe in this double room, with a single oak door, as well as fitted carpet and radiator.

#### Family Bathroom

Modernised, This bathroom Suite comprises: panelled bath with mains fitment shower over, low level WC, pedestal wash hand-basin, heated towel rail, tiled floor, double glazed window with obscured



lawn and enclosed by fencing and hedging. There are two outside taps and outside powerpoints. The garden narrows and then opens back up to a further garden area with a fantastic further potetrial, also backing onto Aylestone Park. Perfect for summer / Dog walks.

#### Directions

From Hereford City centre, proceed east along Commercial Road and continue up to Aylestone Hill and, at the top of Aylestone Hill, continue straight over the mini roundabout down towards the Worcester/Bromyard roundabout and at the next roundabout take the 1st exit left and the property is located approximately 200 yards down on the left hand side as indicated by the Stooke Hill & Walshe FOR SALE board. What3words – herds.truck.horns

#### Services

Mains Water

Mains Electricity

Private Drainage System

Oil Fired Central Heating System

#### Tenure

Freehold

glass to the rear elevation, extractor fan and spotlights above.

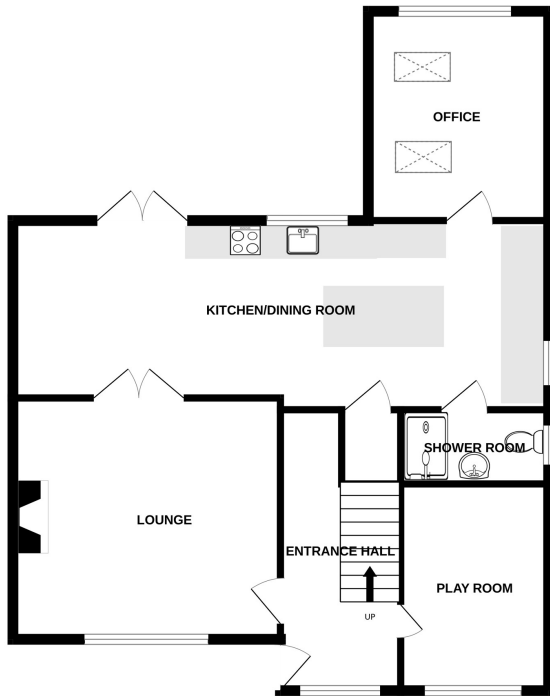
#### Outside

To the front: Dropped kerb allows access onto a paved driveway with ample parking for several vehicles, a wood-store and side access to both sides leading to the rear garden.

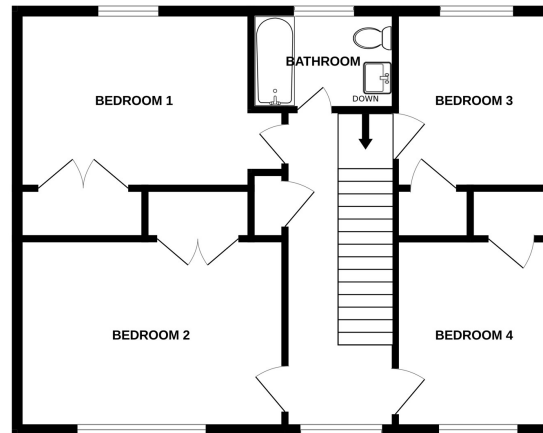
To The Rear: To the immediate rear, there is a large (recently fitted) patio area- perfect for "inside out" entertaining along with the french doors opening onto the dining/kitchen area. With steps leading down to the remainder of the garden, which is laid to




GROUND FLOOR



1ST FLOOR



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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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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