

FOR
SALE



17 Chartwell Road, Hereford HR1 2TU

£319,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this highly sought after location, a spacious 3 bedroom semi-detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, extensive rear garden, garage and driveway and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 3 bedroom semi-detached house*
- *2 receptions, kitchen & downstairs WC*
- *Extensive rear garden*
- *Garage & driveway*
- *Ideal family home*
- *No Onward Chain*



ROOM DESCRIPTIONS

recessed Porch

With double glazed entrance door through to the

Spacious Reception Hall

With fitted carpet, radiator, stairs to the first floor and glazed panel door to the

Lounge

With fitted carpet, double radiator, double glazed window to the front aspect, coved ceiling, a range of lighting, feature brick fire surround with hearth, display mantle, side shelving and gas coal effect living flame fire and glazed panelled sliding doors to the

Dining Room

With fitted carpet, radiator, double glazed sliding patio door to the rear.

Kitchen

Fitted with a range of wall and base units, ample work surfaces with splash backs, single drainer sink unit with mixer tap over, double glazed window overlooking the rear garden, built in double oven and 4 ring gas hob, radiator, under stairs store/pantry cupboard, access door from the reception hall and partially glazed door to the

Side PassageWay

With doors to the front and rear, internal door to the garage and door to the

Ground Floor Cloakroom

With low flush WC, wash hand basin, wall mounted gas central heating boiler, WC, double glazed windows.

First Floor Landing

With fitted carpet, double glazed side window, built in airing cupboard with shelving, access hatch to the loft space and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook with Hereford cathedral in the distance.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect.

Shower Room

With suite comprising large double shower with glazed screen, pedestal wash hand basin, low flush WC, double glazed window, radiator and wall mirror.

Outside

To the front of the property there is an attractive lawned garden enclosed by hedging and walling, a brick paved driveway providing off road parking leads to the

Garage

With up and over door, power and light points, ample storage space, double glazed windows at the rear and internal door to the side passageway.

To the immediate rear of the property there is a good sized paved patio area and with the rear garden virtually facing south this becomes a real suntrap, this then leads onto one of the main features of the property which is the extensive rear garden which has been superbly maintained and comprises a large lawned area, further paved patio bordered by well established flowers and shrubs and all well enclosed by fencing and hedging to maintain privacy. there is a useful greenhouse, store shed and outside tap.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Ongoing

Council tax band C - £2,071 payable for 2024/2025

Water and drainage rates are payable.

Directions

proceed north out of Hereford city along Commercial road crossing over the railway bridge onto Aylestone Hill, turn right into Southbank Road and continuing into Bodenham Road and then right into Chartwell Road.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

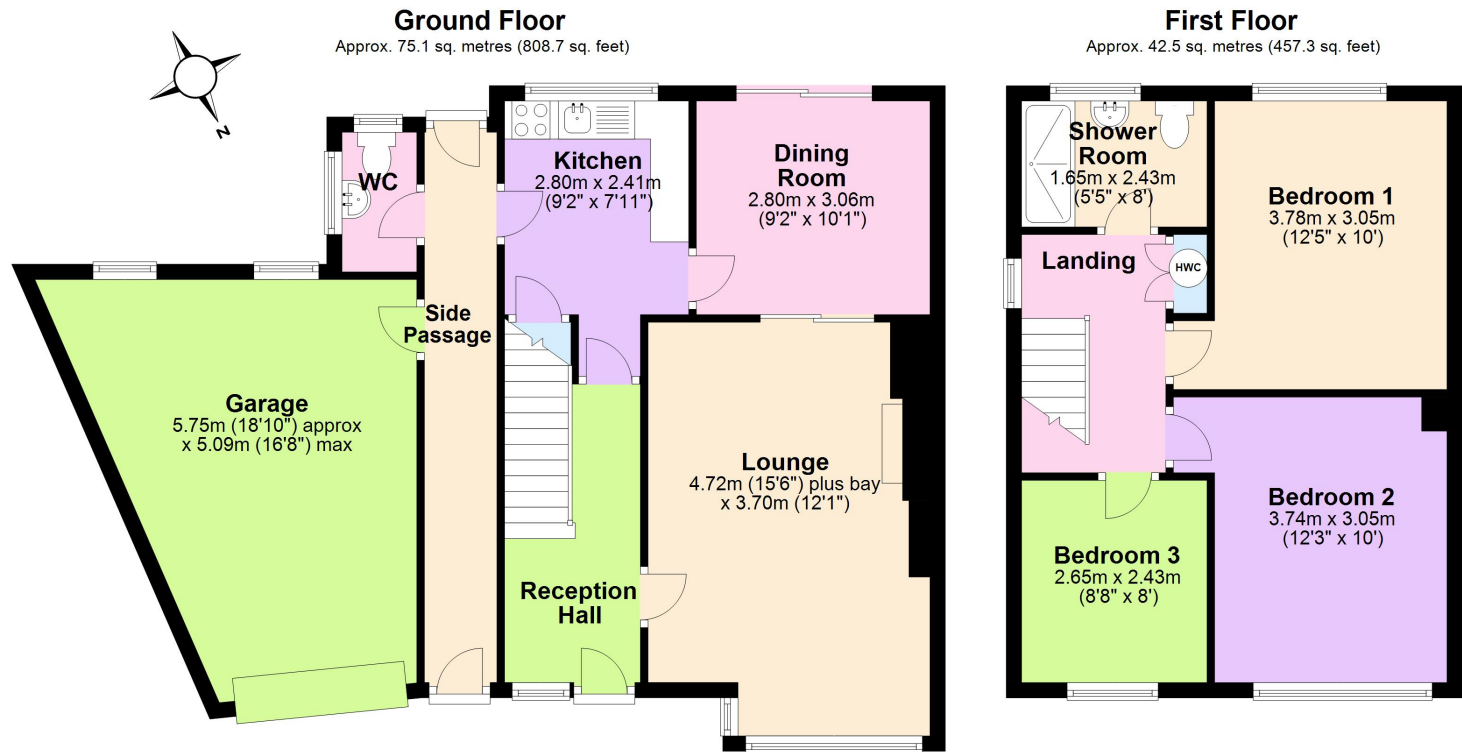
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 117.6 sq. metres (1266.0 sq. feet)

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

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	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, Scotland & Wales				
			67	83