

FOR  
SALE



2 Hylidae Road, Hereford HR1 1FF

£269,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Situated in this highly sought after residential location, a well presented modern three bedroom mid terraced house offering ideal first time buyer/small family accommodation. The property offers three bedrooms, one en-suite, bathroom and downstairs W/C, alongside a fantastic rear garden with rear access gate and off road parking for two to the front. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Modern mid terraced house*
- *Ideal for first time buyer/small family*
- *Sought after residential location*
- *Parking and enclosed garden*
- *Must be viewed!*
- *3 Bedrooms, 2 bathrooms*
- *Downstairs cloakroom*



## ROOM DESCRIPTIONS

### Ground floor

Canopy porch with entrance door into

### Entrance hallway

With wood effect flooring, carpeted stairs leading up, radiator, ample space for coats and shoes with doors into

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splashback, radiator, ceiling light point, wall mounted fuse box, extractor and wood effect flooring

### Living room

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, central heating thermostat and door into

### Kitchen/dining room

A modern fitted kitchen with matching wall and base units, ample work surface space, stainless steel sink and drainer unit, 4 ring gas hob, electric oven, under counter space for washing machine and slimline dishwasher, space for freestanding fridge/freezer, cupboard housing the gas central heating boiler, double glazed window and double glazed french doors out to the rear garden, useful under stair storage cupboard, radiator, two ceiling light points and vinyl flooring.

### First floor landing

Fitted carpet, radiator, smoke alarm, loft hatch, storage cupboard and doors to

### Bedroom 1 with en-suite

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, wardrobe space with fitted hanging rail and shelf and door into

En-suite shower room

With large double width shower cubicle with mains fitment rainfall shower head over and bi-folding door, pedestal wash hand basin with tiled splashback, low flush w/c, radiator, wood effect flooring, ceiling light point and extractor.

### Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect.

### Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect.

### Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, wash hand basin with tiled splash back, low flush w/c, double glazed window, radiator, wood effect flooring, ceiling light point and extractor.

### Outside

To the rear, a paved patio area with pathway leading to a larger paved patio, the remainder of the garden is laid to lawn and enclosed by fencing with useful wooden storage shed and rear access gate. Useful outside tap and outside power points. To the front a double width driveway providing off road parking with paved path leading to the front door and providing access to the rear.

### Directions

Proceed east out of Hereford city along Barr Street/St Owen Street continuing onto Ledbury Road on reaching the outskirts of the city turn right into Hampton Dene road then first right into Mantella Drive, continue along Mantella Drive and Hylidae Road is situated on the right hand side as indicated by the agents for sale board.

### Agents note

Please note there is a maintenance charge for the communal areas at £38 per calendar month, payable every 6 months or annually.

### Outgoings

Council Tax Band C

Water and drainage rates are payable.

### Money Laundering Regulations

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

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

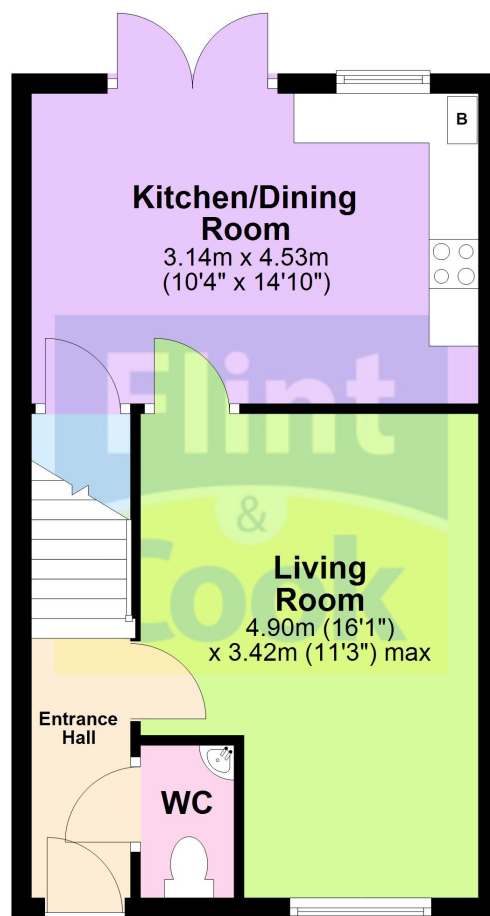
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

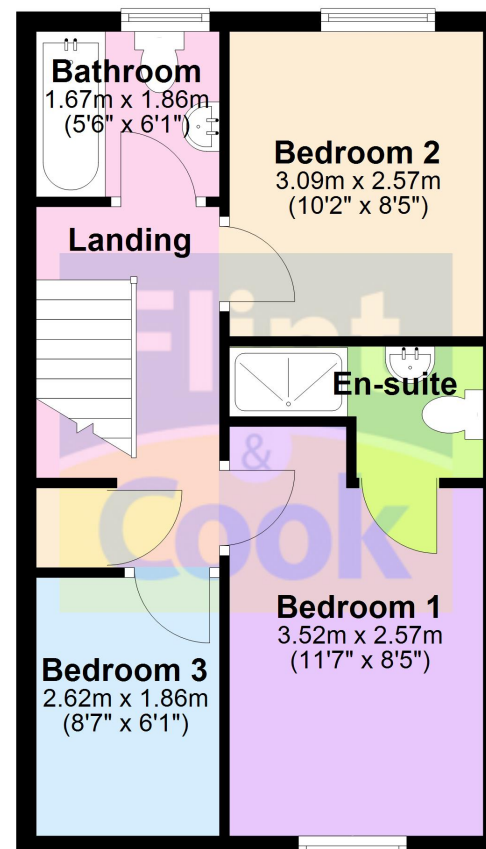
## Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 73.7 sq. metres (793.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	84	
(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		
England, Scotland & Wales		
EU Directive 2002/91/EC		