

FOR  
SALE



26 Manor Road, Hereford HR2 6HN

£315,000 - Freehold

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## PROPERTY SUMMARY

Situated south of Hereford City, an extended 4/5 bedroom semi detached house offering ideal family accommodation. The property which offers flexible accommodation has the added benefit of driveway parking, a ground floor shower room, an open plan living/ kitchen space with bi-folding doors to the rear garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *South of Hereford City*
- *Ideal family home*
- *Driveway parking & enclosed garden*
- *4/5 bedrooms*
- *Semi detached house*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

Entrance porch with wooden entrance door leading into the

### Entrance hallway

With wooden flooring, carpeted stairs leading up, radiator, useful under stair storage cupboard, door to the living room and opening into the

### Living room

With fitted carpet, radiator, double glazed bay window to the front aspect and feature wood burning stove with tiled harth and wooden mantle over.

### Open plan living space

Recess spotlights, lvt flooring, gas central heating thermostat, door to the utility room and opening in to the Kitchen/dining room

Fitted with matching wall and base units, ample wooden work surfaces. Space for free standing American style fridge/freezer, integrated dishwasher, and electric range style cooker with 5 ring hob, over under and extractor over, 1 1/2 bowl sink and drainer unit. Recess spotlights, double glazed window and double glazed bifolding doors to the rear garden.

### Utility room

With wooden work surface with under counter space for washing machine, double glazed window and door to the side aspect, door to shower room and door into

### Study/Bedroom 5

With radiator, double glazed window to the front aspect, wooden flooring and useful under stair storage cupboard.

### Downstairs shower room

Fitted corner shower cubicle with tiled surround and mains fitment rainfall shower head over, low flush w/c, wash hand basin, part tiled surround, double glazed window, heated towel rail, extractor, Bluetooth light speaker, laminate flooring.

### First floor landing

With fitted carpet, ceiling light, double glazed window, carpeted stairs leading to the second floor and doors to

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

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

### Bathroom

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over, bi-folding glass screen and tiled surround, low flush w/c, pedestal wash hand basin with tiled splashback, double glazed window, heated towel rail, extractor and airing cupboard housing the gas central heating boiler.

### Second floor landing

With fitted carpet and oak door leading into

### Bedroom 1

With fitted carpet, radiator, double glazed window, two wall lights and array of built in wardrobes with hanging rails and shelving.

### Outside

To the front a tarmac driveway providing off road parking for several vehicles. To the rear a paved patio area perfect for entertaining with steps leading to a small area of lawn. A paved path leading to the side access gate. A wooden pergola, large block built garage with light and power and area for a home office with further storage area to the rear of the pergola. There is useful outside power points, outside tap and two outside wall lights. The garden is enclosed by fencing and brick walling.

### General Information

#### Services

All mains services are connected. Gas fired central heating.

#### Outgoings

Council Tax Band 'C' amount payable 2024/2025 - £2050.97

### Money Laundering Regulations

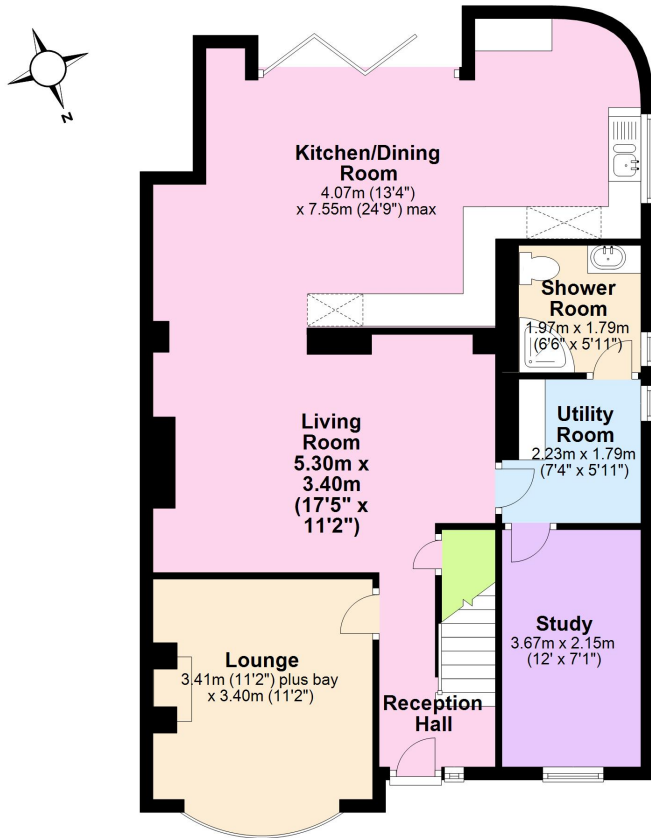
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

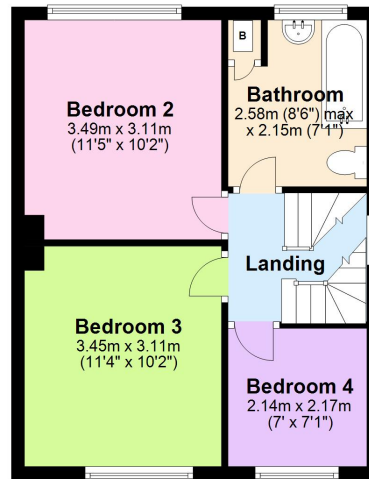
### Ground Floor

Approx. 83.9 sq. metres (902.6 sq. feet)



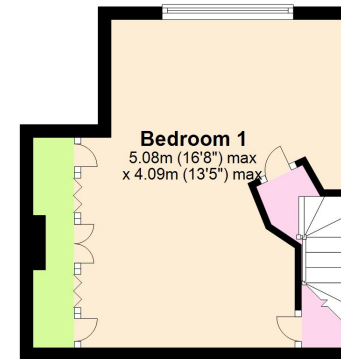
### First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



### Second Floor

Approx. 22.4 sq. metres (240.7 sq. feet)



Total area: approx. 142.8 sq. metres (1537.5 sq. feet)

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

**26 Manor Road, 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			
		72	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	