

FOR
SALE



28 Hampton Park Road, Hereford HR1 1TQ

£675,000 - Freehold



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PROPERTY SUMMARY

Highly sought-after location an impressive 4/5 bedroom period property with luxury kitchen and utility room, extensive rear garden with fine views across the River Wye. Ideal family home!

POINTS OF INTEREST

- *Impressive period property*
- *4/5 bedrooms*
- *Exclusive location*
- *Luxury kitchen/dining room*
- *Garden leading down to River Wye*
- *Gorgeous views across countryside*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Feature Entrance Porch

Tiled floor and large entrance door through to the

Reception Hall

Exposed floorboards, radiator, understairs store cupboard, staircase to the first floor, coving and door to the

Luxury Kitchen/Breakfast Room

With single bowl sink unit, extensive range of wall and base cupboards, ample quartz worksurfaces with splashbacks, under-cupboard lighting, integrated double oven and gas hob with cookerhood over, built-in dishwasher, coving, range of spotlights, 3 adjustable height pendant light fittings, central island/breakfast bar, window to the side and large feature window to the front elevation, 2 radiators, exposed floorboards, space for breakfast table and door to the

Utility Room

With 1½ bowl sink unit, stable door to the front driveway, window, space for fridge/freezer, space and plumbing for washing machine, central heating boiler, quartz worksurfaces and door to the

Bedroom 2

Exposed floorboards, radiator, large window, range of bedroom furniture and sink unit.

Downstairs Cloakroom

Low flush WC, wash hand-basin, partially tiled wall surround and obscure glazed window.

From Reception Hall, there is a door to the

Dining/Sitting Room

Feature fireplace with hearth and display mantel over, exposed floorboards, picture rail, coved ceiling, radiator, large double glazed door to the rear enjoying a fine outlook and double doors to the

Inner Hallway

With access to the downstairs Bedroom and steps up to the

Impressive Lounge

A light and airy room with exposed floorboards, windows enjoying fine views across the garden, River Wye and countryside beyond, range of lighting, radiator and feature electric fire.

Bedroom 1

Double glazed window and door to the rear enjoying a fine outlook, partial panelled walls, space for wardrobes, radiator, access to the useful cellar and door to the En-suite Shower Room with suite comprising large shower cubicle with glazed screen, low flush WC, contemporary wash hand-basin, tiled wall surround, towel rail/radiator, window.

Landing

With loft access and door to

Bedroom 3

Fitted carpet, radiator, range of fitted wardrobes and 2 large windows enjoying fine views.

Bedroom 4

Fitted carpet, radiator, feature window with seat.

Bathroom

Suite comprising P-shaped bath with shower unit over, vanity wash hand-basin with range of storage units below and utensil shelf over and large wall mirror, low flush WC, easy to maintain flooring, radiator and window enjoying fine views.

Agents Note

The property has a flying Freehold.

Loft Room/Bedroom 5

A perfect child's bedroom or work-from-home office space with easy to maintain flooring, exposed timbers and 2 Velux windows.

Study/Dressing Room

Fitted carpet, radiator, window and steps leading up to the

Outside

To the front of the property there is a large driveway providing ample off-road parking facilities and this leads up to the GARAGE with electric up-and-over door, power and light points, ample storage space, 2 windows and double doors opening onto the rear patio and garden. To the immediate rear of the property there are some raised paved patio areas providing the perfect entertaining spaces and enjoying all the views across the garden, River Wye and beyond. The extensive rear garden which runs down to the banks of the River Wye has been beautifully landscaped, interspersed with a variety of flowers and shrubs and well enclosed by mature hedging and trees to maintain privacy. The property also benefits from fishing rights and the rear garden really has to be seen to be fully appreciated.

Agents Note

The property benefits from solar panels and electric car charging point.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E.

Water and drainage - rates are payable/metered supply.

Tenure & Possession

Freehold - vacant possession on completion

Directions

Proceed east out of Hereford City along Blueschool Street and continue into Bath Street, St Owen Street and turn right into Eign Road. Continue into Hampton Park Road and number 28 is on the right hand side, as indicated by the Agent's FOR SALE board.

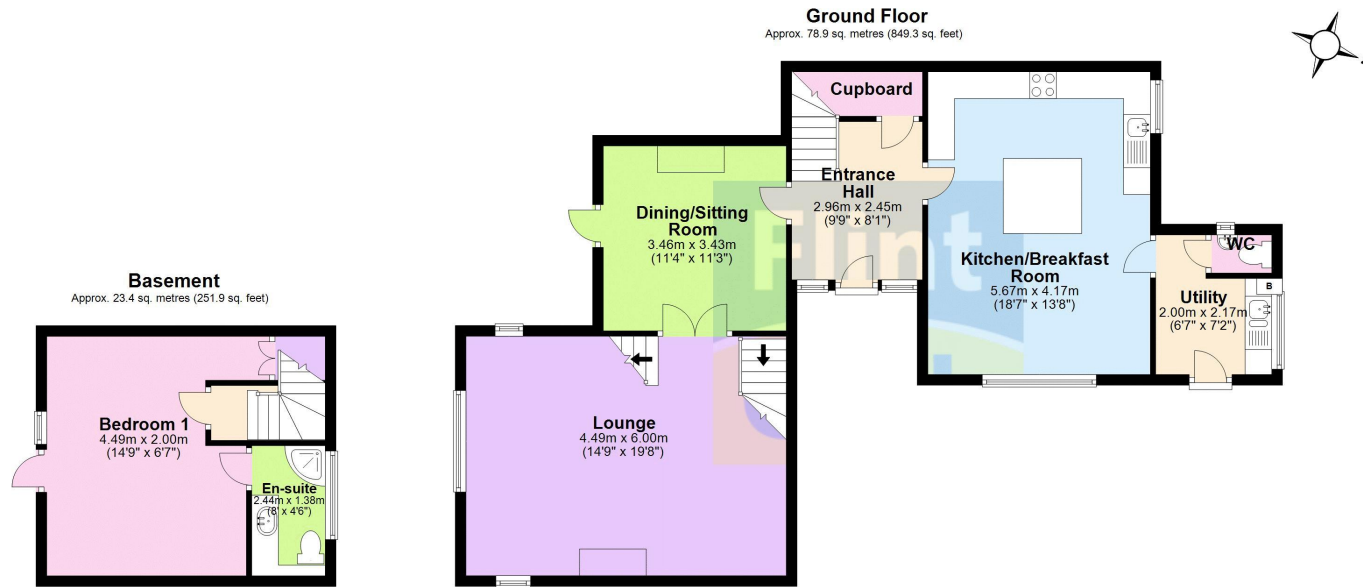
Money Laundering Regulations

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

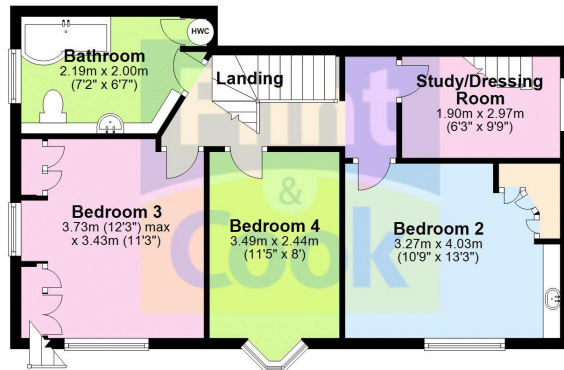
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

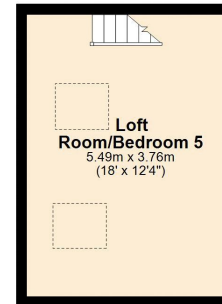
Saturday 9.00 am - 2.00 pm



First Floor
Approx. 55.9 sq. metres (602.0 sq. feet)



Second Floor
Approx. 20.6 sq. metres (222.2 sq. feet)



Total area: approx. 178.9 sq. metres (1925.4 sq. feet)

This plan is for illustrative purposes 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	56	
(21-38)	F		71
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			