

FOR  
SALE



77 Highmore Street, Hereford HR4 9PG

£385,000 - Freehold

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



## PROPERTY SUMMARY

Situated in this popular residential location, a unique property offering an immaculately presented three bedroom semi detached period property with the addition of a one bedroom annexe to the rear of the garden. The property offers flexibility throughout with a range of uses that could be utilised by the whole family. The house itself offers immaculate accommodation with 3 bedrooms, modern kitchen and bathroom, two receptions and downstairs W/C. There is the added benefit of driveway parking, gas central heating, double glazing and to fully appreciate this property, a viewing is highly recommended.

## POINTS OF INTEREST

- Popular residential location
- Flexible living accommodation
- 3 bedroom semi detached house & 1 bed annexe
- Garage & driveway parking
- Must be viewed!
- Immaculately presented accommodation



## ROOM DESCRIPTIONS

### Ground floor

With entrance door into

### Entrance porch

With tiled floor, double glazed window to the front aspect and door into

### Entrance hall

With wood effect flooring, radiator, carpeted stairs leading up with useful understair storage cupboard, a recess with space for coats and shoes, double glazed window, gas central heating thermostat and doors to

### Living room

With wood effect flooring, coving, two wall lights, ceiling light point, radiator, double glazed bay window to the front aspect, feature woodburning stove with wooden mantle over and tiled hearth, french doors opening up into the

### Dining room

With wood effect flooring, radiator, ceiling light point, double glazed french doors out to the rear patio, chimney breast with recess to either side and tiled hearth, door leading into the entrance hall

### Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, integrated double oven, 4 ring gas hob with extractor over, integrated dishwasher, chrome towel rail, double glazed window, tiled floor and opening into

### Rear porch

With fitted base units and extra work surface space, space for freestanding fridge/freezer, double glazed window, sensor wall light, door to the rear garden, tiled floor and two doors leading into a downstairs toilet with low flush w/c and double glazed windows and a utility cupboard with plumbing and space for washing machine with storage over.

### First floor landing

With fitted carpet, double glazed window to the side aspect, ceiling light point, loft hatch with pull down ladder and doors to

### Bedroom 1

With fitted carpet, double glazed window, ceiling light point, radiator and built in double wardrobes with sliding doors.

### Bedroom 2

With fitted carpet, double glazed window, ceiling light point, radiator and built in double wardrobes with sliding doors.

### Bedroom 3

With fitted carpet, ceiling light point, radiator, double glazed window overlooking the rear garden.

### Shower room

Corner fitted shower cubicle with mains fitment shower head, tiled surround and glass sliding doors, vanity wash hand basin with storage below and illuminating mirror over, low flush w/c, tiled surround, double glazed windows, extractor, chrome heated towel rail and recess spotlights.

### Outside

Garage/ workshop

Converted to be used as a dog grooming salon, a fantastic space to use for storage or as a workshop/ beauty salon with personal door, running water, electric, shower fitment, recess spotlights, double glazed window to the front, double glazed window and door to a small courtyard patio area.

The rear garden provides a private space with ample seating areas. The garden is made up of lawn and stoned/patio areas. Power and water, storage shed.

Stoned patio area with water and power, perfect for a hot tub. An array of ornamental shrubs and plants. Enclosed by hedging and fencing. A side access gate provides access to the rear.

To the front a double 5 bar wooden gate opens up on to a large tarmacadam driveway providing off road parking for several vehicles with the remainder of the front garden laid to stone for ease and low maintenance enclosed by hedging.

### Cherry Tree Lodge

With entrance door leading into

Entrance hall

With vinyl flooring, ceiling light point, electric heater and doors to

Bedroom

With fitted carpet, ceiling light point, double glazed window to the rear with views across the racecourse, electric heater and built in wardrobe with hanging rail and shelf, hot water system, fuse box and solar panel controls.

Shower room

Low flush w/c, wash hand basin with storage below, corner shower cubicle, double glazed window, vinyl flooring, chrome heated towel rail.

Kitchen

Fitted with matching wall and base units, ample work surface space, electric oven and hob with extractor over, sink and drainer unit with double glazed window providing views to the rear overlooking Hereford racecourse, vinyl flooring, electric heater, recess spotlights and opening into

Living room

With fitted carpet, ceiling light point, and electric heater, wall mounted electric log effect fireplace, double glazed window to the front and double glazed french doors to the rear opening up onto

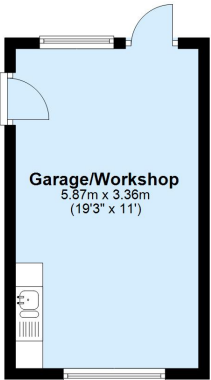
Private garden space

Laid to patio and stone for ease and low maintenance with a border of ornamental shrubs with beautiful views across the racecourse.

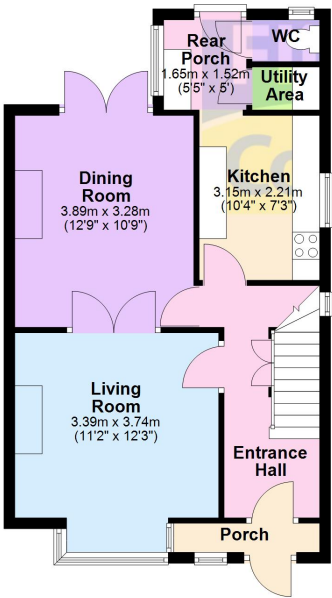
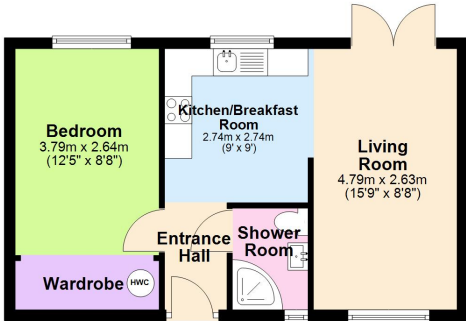
### Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 4th exit onto Yazor Road, proceed to the end of the round and at the roundabout take the first left and then the first right onto Highmore Street, continue along this road and the property is situated on the right hand side.

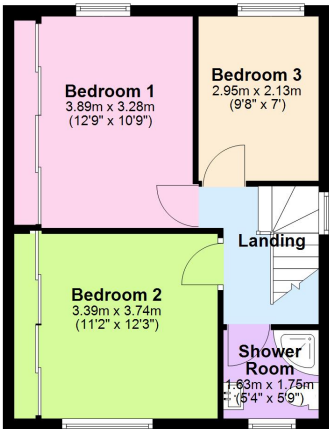
**Ground Floor**  
Approx. 68.7 sq. metres (739.8 sq. feet)



**The Lodge**  
Approx. 38.9 sq. metres (418.6 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 148.5 sq. metres (1598.2 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		64
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	