

FOR
SALE



36 Wessington Drive, Hereford HR1 1AH

£325,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 3 bedroom link detached house offering ideal family accommodation. The property has the added benefit of 2 reception rooms, conservatory, driveway parking, garage, south-facing rear garden and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Link detached house*
- *3 Bedrooms (1 en-suite)*
- *Ideal family accommodation*
- *Popular residential location*
- *South-facing rear garden*
- *Garage & driveway parking*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door leading into the

Entrance Hallway

Fitted carpet, smoke alarm, radiator, carpeted stairs leading to the first floor, gas central heating thermostat, useful understairs storage cupboard, further storage cupboard with rail and fitted shelving and doors to the

Downstairs WC

Fitted carpet, low flush WC, wash hand-basin and opaque double glazed window to the front aspect.

Kitchen

Fitted with matching wall and base units, ample worksurfaces with tiled splashbacks, 1½ bowl sink and drainer unit, electric oven and grill, 4-ring gas hob, under-counter space for washing machine and dishwasher, integrated under-counter fridge and integrated under-counter freezer, double glazed bay window to the front aspect, radiator, tiled floor, recessed spotlighting and hatch leading through to the Dining Room.

Living Room

Fitted carpet, 2 radiators, feature fireplace with electric log-effect fire, double glazed window to the rear aspect, double glazed French doors leading into the Conservatory and French doors leading into the

Dining Room

Fitted carpet, radiator, double glazed window to the rear aspect.

Conservatory

Tiled floor, double glazed windows and double glazed French doors leading out to the rear garden and electric power points.

First floor landing

Fitted carpet, airing cupboard housing the hot water cylinder, smoke alarm, carbon monoxide alarm, double glazed window to the front aspect and doors to

Bedroom 1

Fitted carpet, radiator, 2 double glazed windows to the rear aspect, 3 built-in wardrobe cupboards, loft hatch and door leading into the EN-SUITE SHOWER ROOM with fitted carpet, single shower cubicle, glazed opening door and electric shower fitment with tiled surround, pedestal wash hand-basin, extractor and opaque double glazed window to the side aspect.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect and built-in wardrobe.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect and built-in wardrobe.

Bathroom

Suite comprising corner bath, low flush WC, pedestal wash hand-basin, part-tiled surround, radiator, vinyl flooring, shaver point and opaque double glazed window to the front aspect.

Outside

To the rear of the property there is a low maintenance garden which is mainly laid to lawn with a paved patio area and with the garden being south-facing it provides the perfect suntrap and is all enclosed by fencing and with rear access to one side and rear access door to the GARAGE with up-and-over door, light, power. To the front, there is a low maintenance garden mainly laid to lawn with a concrete driveway leading up to the garage. There is a paved pathway then leading to the front entrance door and also to the side access gate.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

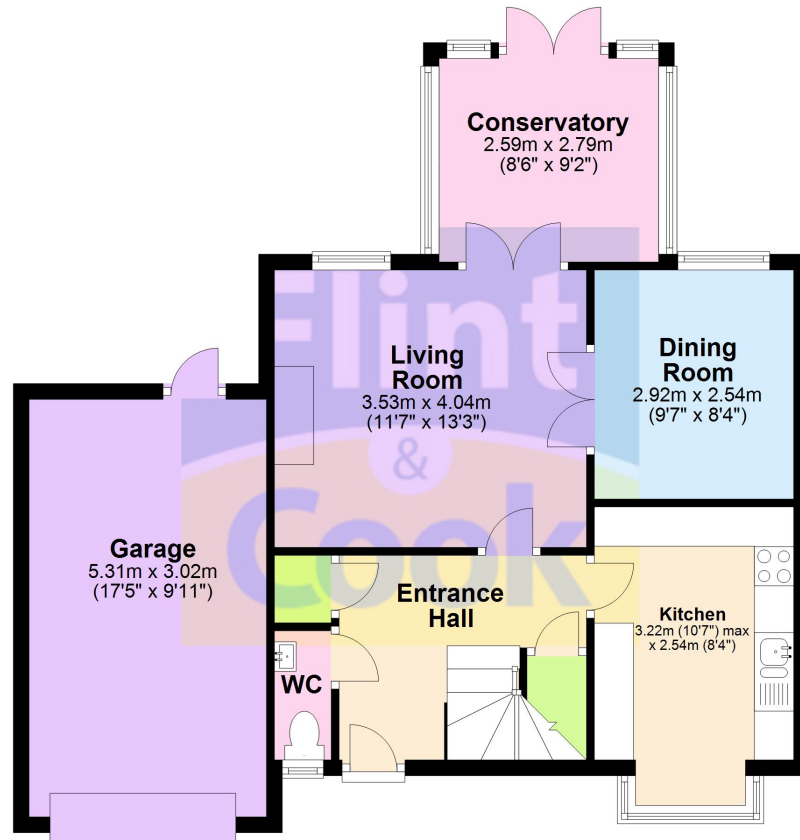
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed north out of Hereford along Victoria Street, continuing onto Edgar Street and on reaching the roundabout take the 3rd exit onto Newtown Road and at the next roundabout take the 1st exit onto College Road. Continue along College Road over the bridge and, at the next roundabout, take the 1st exit to continue on College Road. At the next set of traffic lights continue over, heading down College Road, taking the right hand turn for Field Grove View. At the T-junction take the left hand turn for Wessington Drive and after approximately 400 yards the property is located on the right hand side, as indicated by the Agent's FOR SALE board. What3words - draw.inch.agrees

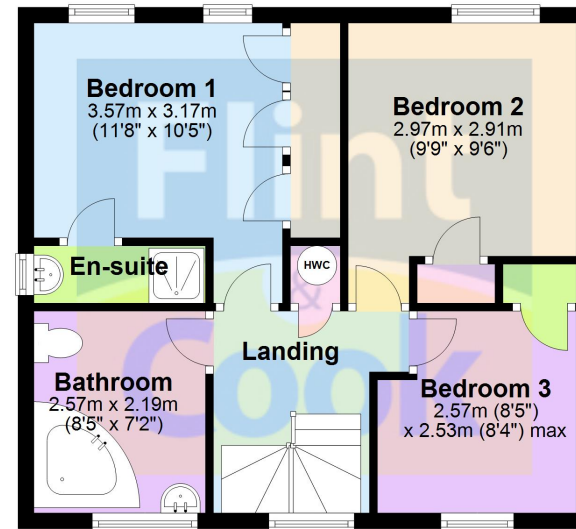
Ground Floor

Approx. 65.9 sq. metres (709.2 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 109.1 sq. metres (1174.5 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		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		