

FOR
SALE



48 Marlowe Drive, Hereford HR4 0JL

£250,000 - Freehold

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

PROPERTY SUMMARY

This attractive semi-detached house is pleasantly located in a well established and highly sought-after residential area about a mile northwest of the Cathedral City of Hereford. Local amenities include a range of shops, public houses, a doctors' surgery, primary and secondary schools, a church, squash and tennis club and bus service. The property was constructed in the 1950's and has replacement double glazing and gas central heating and is ideal for a young family having an enclosed rear garden with covered seating area. The whole is more particularly described as follows:-

POINTS OF INTEREST

- *Traditional semi-detached house*
- *Popular residential area*
- *3 Bedrooms*
- *Gas central heating & double glazing*
- *Excellent parking*
- *Enclosed garden*



ROOM DESCRIPTIONS

Canopy Porch

With door to the

Canopy Porch with door to the Entrance Hall

With radiator, central heating thermostat.

Lounge

Pebble-effect fire with surround, radiator, bay window.

Kitchen/Dining Room

Fitted wood-effect units, sink, mixer tap, built-in electric oven, 4-ring hob, radiator and storage cupboard.

Side Entrance Hall with Utility Area/Downstairs Cloakroom

With WC, wash hand-basin, plumbing for washing machine, gas fired central heating boiler, radiator, window.

A staircase leads from the Entrance Hall to the

First floor landing

With hatch to roof space, window.

Bedroom 1

Built-in wardrobe, radiator, window to front.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Storage unit, radiator to front.

Bathroom

White suite comprising shower bath with tiled surround, mains shower with overhead and handheld fittings, wash hand-basin and WC, ladder style radiator, 2 windows.

Outside

To the front of the property there is a brick-paved driveway with parking for up to 3 vehicles. Side access gate leads to the rear garden which is enclosed and has a lawn with a raised sundeck - part covered with a brick store building. There is also an external understairs store cupboard. Outside light, power socket and outside water tap.

Services

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

Outgoings

Council tax band B - payable 2024/25 £1794.59

Water and drainage - rates are payable.

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

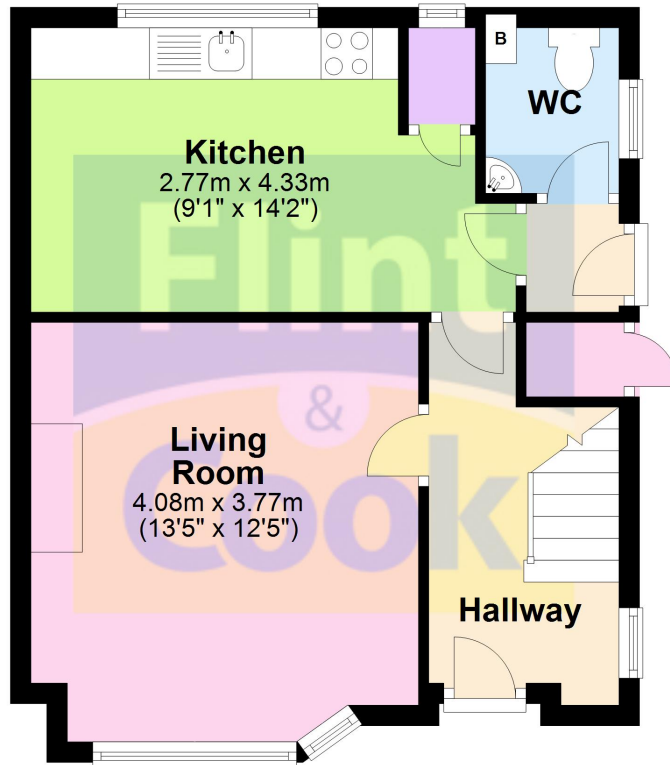
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Hereford proceed initially towards Brecon on the A438 and at the Whitecross roundabout take the 1st exit into Wordsworth Road, then turn left into Marlowe Drive. What3words - tall.formal.robe

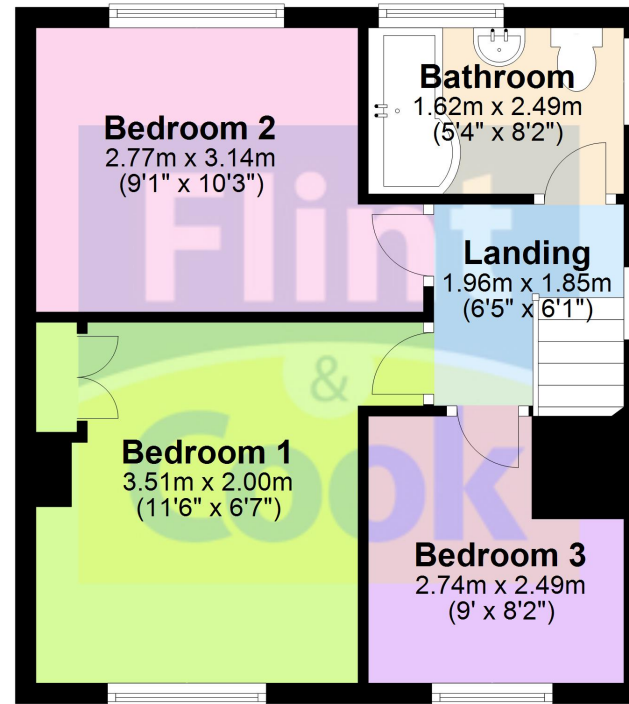
Ground Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 75.3 sq. metres (810.1 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	85
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		