

FOR  
SALE



28 Sidney Box Drive, Hereford HR4 0ND

£259,500 - 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 3 bedroom link detached property offering ideal first time buyer/small family accommodation and being sold with the added benefit of no onward chain. The property benefits from central heating, double glazing, 3 bedrooms, garage, gardens and driveway parking. The living room and both bedrooms 2 and 3 all enjoy a pleasant outlook over the playing field to the front of the property. A viewing is highly recommended.

## POINTS OF INTEREST

- *Link detached house*
- *3 Bedrooms*
- *Popular residential location*
- *Ideal first time buyer/small family accommodation*
- *No onward chain*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Double Glazed Entrance Door

leading into

### Entrance Hallway

With fitted carpet, ceiling light point, radiator, useful under stair storage cupboard and doors to

### Ground Floor WC

With low flush WC, wash hand basin with tiled splashback, double glazed window to the side aspect and vinyl flooring.

### Kitchen/Dining Room

Kitchen

With fitted matching wall and base units, ample work surface space, 4 ring gas hob with electric oven below and extractor over, stainless steel sink and drainer unit, under counter space for a fridge and a washing machine, vinyl flooring, double glazed window to the rear aspect, strip light, radiator and opening into

Dining Space

With fitted carpets, carpeted stairs leading up to the first floor, double glazed door leading out to the rear garden and door leading on into the

### Living Room

With fitted carpet, ceiling light point, 2 wall lights, double glazed window to the front aspect and radiator.

### First Floor Landing

With fitted carpet, double glazed window to the side aspect, ceiling light point, airing cupboard housing the Worcester Bosch central heating boiler, gas central heating thermostat and doors into

### Bedroom 1

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and a large built in storage cupboard.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, radiator and ceiling light point

### Bedroom 3

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

### Shower Room

With walk in shower and electric shower fitment over and tiled surround, pedestal wash hand basin with tiled splash back, low flush WC, ceiling light point, radiator and double glazed window to the side aspect.

### Outside

To the rear the door from the dining room opens out onto a paved patio area with concrete steps leading up to the remainder of the garden which is laid to stone for ease and low maintenance enclosed by fencing. There is a large outside wooden storage shed, a greenhouse. A rear access door leads into the garage, which has an up and over door to the front, power and light points.

To the front there is a good sized tarmac driveway providing off road parking the leading to a carport and then onto an up and over garage door. There is a storage cupboard to the front with fuse box, gas and electric meters.

As an added benefit to the front of the property is a large playing field providing recreational facilities for children adults and dogs.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band C - £2,050.97 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the fourth exit onto Yazor Road and continue to the end at at the mini-roundabout take the first exit left. Then take the first left hand turning onto Sidney Box Drive follow the road to the end of the cul-de-sac and the property is situated on the left hand side as indicated by the agents sale board.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

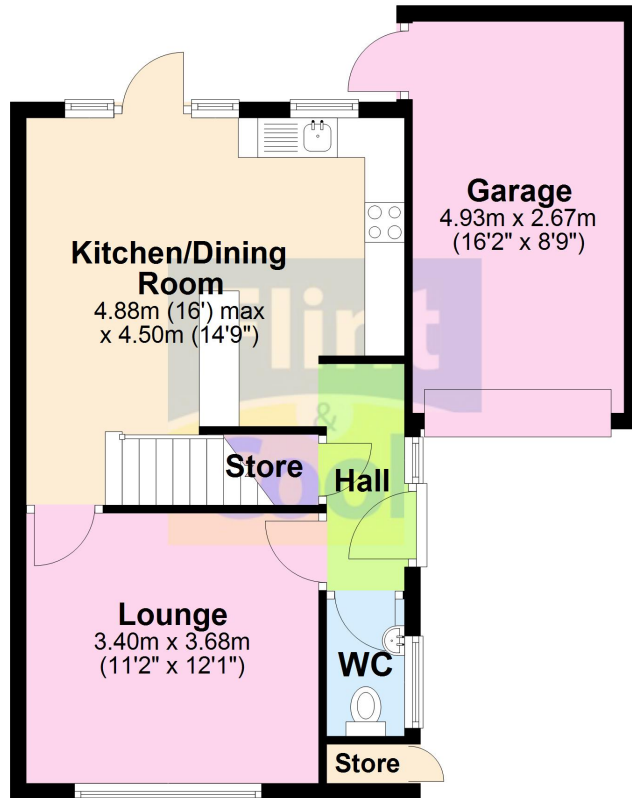
### Money Laundering Regulations

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



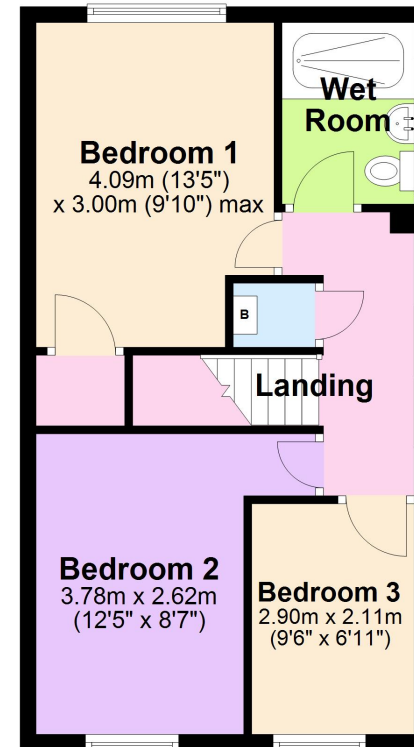
### Ground Floor

Main area: approx. 38.8 sq. metres (418.1 sq. feet)  
Plus garages, approx. 13.1 sq. metres (141.5 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Main area: Approx. 81.8 sq. metres (880.6 sq. feet)

Plus garages, approx. 13.1 sq. metres (141.5 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+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>1-20</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		