

FOR
SALE



Abbotsford, 16 Elm Road, Hereford HR1 2TH

£450,000 - Freehold

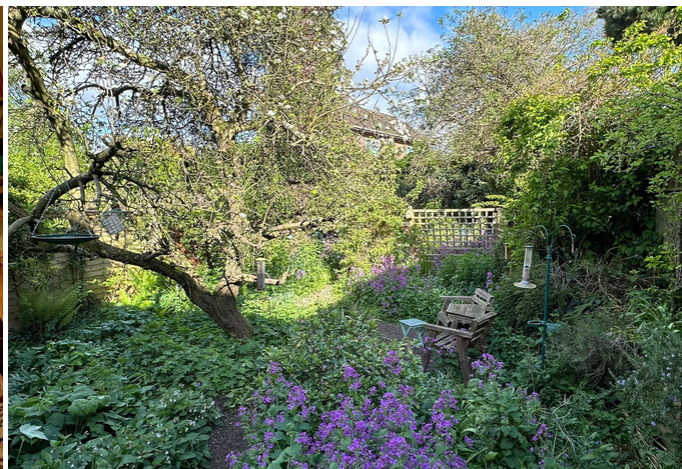
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in one of Hereford's prime central locations in a quiet cul-de-sac a deceptively spacious 3-storey, 5 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, generously sized living accommodation, private rear garden and to fully appreciate its potential we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Prime central location*
- *Deceptively spacious 5 bedroom detached house*
- *2 Reception rooms*
- *Breakfast kitchen & useful cellar*
- *Private cottage-style rear garden*
- *Ideal family home*
- *Must be viewed!*
- *Quiet cul-de-sac position*



ROOM DESCRIPTIONS

Feature Entrance Door through to the

Entrance Porch

Fitted tiled floor and partially glazed door through to the

Spacious Reception Hall

Tiled floor, display shelving, decorative arch, radiator, central heating thermostat, carpeted staircase to the first floor, coved ceiling and door to the

Lounge

A light and airy room with double-glazed bay window to the front aspect, picture rail, coved ceiling, double radiator and feature recessed fireplace with hearth and woodburning stove.

Dining Room

Fitted carpet, double radiator, picture rail, partially glazed double doors to the rear garden and display shelving and fireplace with hearth and built-in gas coal-effect living flame fire.

Kitchen/Breakfast Room

With double drainer sink unit, extensive range of wall and base cupboards, ample worksurfaces, one double and one single panelled radiator, space for dining/breakfast table, built-in double oven and 4-ring gas hob, wall mounted gas central heating boiler, serving hatch through to the Dining Room, range of double glazed sash windows and door to the rear garden, space and plumbing for washing machine, display shelving and door with brick steps leading down to the

Useful cellar

With power and light points, ample storage space and scope to convert (subject to necessary consent).

Two-tier first floor landing

Glazed sash windows to the side, two double radiators and door to

Bedroom 1

An impressive room with bay double glazed sash window to the front aspect, pedestal wash hand-basin, double radiator, ample space for wardrobes.

Bedroom 2

Fitted carpet, radiator, wash hand-basin, glazed sash window to the rear, decorative fire surround and built-in corner wardrobe with cupboard above.

Bedroom 3

Fitted carpet, double radiator, two double glazed sash windows to the rear and range of shelving.

Bathroom

Suite comprising panelled bath with handgrips and partially tiled wall surround, low flush WC, pedestal wash hand-basin, corner shower cubicle with glazed door, sash window, radiator and wall mounted store cupboards.

Separate WC

Low flush cistern and wash hand-basin.

Second floor landing

With skylight to the rear and door to

Bedroom 4

Double radiator, wash hand-basin, double glazed window to one side and glazed sash window to the other.

Bedroom 5

Radiator, double glazed Velux skylight to the rear, wash hand-basin and built-in wardrobe with storage above.

Outside

To the rear of the property there is a well-established private garden stocked with a variety of flowers and shrubs, mature trees and enclosed by fencing and hedging to maintain privacy. There is a raised paved patio to the side providing the perfect entertaining space, side access and covered storage to the side - perfect as a wood-store etc. To the front, there is a small garden with paved pathway leading to the front door and there is permit parking available in Elm Road.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2820.09

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

Proceed north out of Hereford City along Commercial Road crossing over the railway bridge onto Aylestone Hill. Take the 2nd turning on your right into Southbank Road and then 1st left into Elm Road. What3words - camps.trip.stamp



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			