

FOR
SALE



Elm Lodge, 23 Southbank Road, Aylestone Hill, Hereford HR1 2TL

£499,500 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in an exclusive location within easy reach of the City an impressive detached period house with 4 bedrooms, 2 bath/shower rooms, very large living space, gas central heating, solar panels, garage, gardens and private drive.

POINTS OF INTEREST

- *Impressive Detached House*
- *Exclusive location*
- *Very large living space*
- *4 Bedrooms, 2 Bath/Showers*
- *Gas central heating*
- *Garge, gardens, private drive*
- *Solar panels*



ROOM DESCRIPTIONS

General Description

The original property was constructed in the 1920's and has, in recent years, been sympathetically extended and provides very spacious family accommodation with gas central heating (newly installed boiler), solar panels and secondary/double-glazing together with various period features. Briefly the property comprises, study, dining/living room, lounge, kitchen/breakfast room, 4 bedrooms, bathroom and shower room. There is a detached garage, lovely gardens, and views across the city and beyond from the first floor.

Canopy Porch

with door to

Entrance Hall

Tiled floor and glazed door.

Study

Tiled floor, two double-glazed windows, radiator, cloaks cupboard and doorway through to the

Inner Hall

with original tiled flooring, understairs storage cupboard, radiator and meter cupboard.

Lounge

Oak-effect flooring, radiator, central heating thermostat, two secondary-glazed windows to front, coal-effect gas fire with original surround and archways to either side leading to the

Kitchen/Breakfast Room

Fitted with bespoke pine fronted base units, granite work surfaces, stainless steel Belfast sink unit, mixer tap, wall mounted unit, quarry tiled floor tiles, plumbing for dishwasher, Smeg range-style cooker with five burner gas hob, extractor hood, plumbing for dishwasher, two Velux roof windows, windows and French doors to rear patio.

Boiler Room

with gas fired central heating boiler.

Utility Room

Sink unit with cupboard under, plumbing for washing machine, space for tumble dryer, space for undercounter fridge/wine storage, bespoke built-in larder-style cupboard with space for fridge/freezer, wall unit, quarry tiled flooring, Velux roof window and window to rear.

Cloakroom

Wash hand basin, WC, ladder-style radiator, window and part-tiled walls and floor.

A door leads from the Inner Hall to the

Dining/Living Room

Original hardwood herring-bone flooring, coal-effect gas fire with surround, radiator and secondary-glazed windows to front and side.

A staircase leads from the Inner Hall to the

First Floor Landing

Hatch to roof space and window to front.

Bedroom 1

Original fireplace, two built-in slatted airing/storage cupboards, exposed floorboards, radiator, secondary-glazed windows to front and side.

Bedroom 2

Exposed floorboards, original fireplace, radiator and secondary-glazed window to front.

Bedroom 3

Two double-glazed windows, radiator and engineered oak flooring.

Bedroom 4

Original fireplace, radiator, exposed floorboards and secondary-glazed window to rear.

Bathroom

White suite comprising bath with mixer tap and shower attachment, shower screen, tiled surround, wash hand basin, WC, shaver light and point, ladder-style radiator and secondary-glazed window to rear.

Shower Room

Shower cubicle with mains fitment, semi-circular screen, wash hand basin, WC, extractor fan, shaver light and point, ladder-style radiator and double-glazed window.

Outside

The property is approached via a long tarmac private drive with part original brickwall, parking and turning space and leading to the

Garage

Double wooden doors, window and eaves storage space.

The majority of the gardens lie to the front of the property and are south-westerly facing, primarily lawned with raised beds and ornamental shrubs and trees including an apple tree and climbing roses. There is a raised patio area and pathway to a rear courtyard, part-walled and with further shrubs.

Outside water taps.

A rear pedestrian gate provides access to Aylestone Hill via Ayleston Drive (tbc).

General Information

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

Outgoings

Council Tax Band 'E'

Water & drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9am - 5pm

Saturday 9am - 2pm

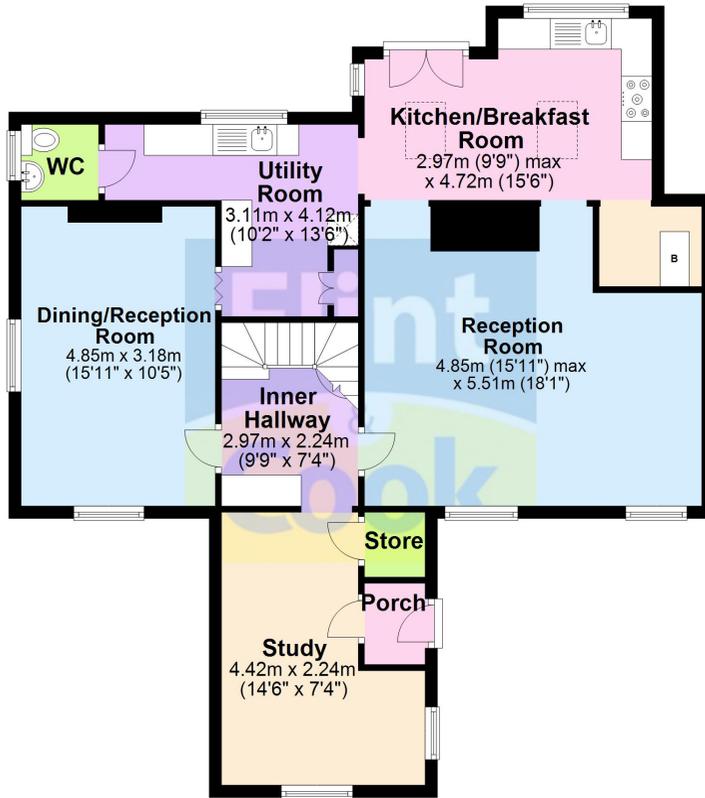
Directions

From Hereford proceed initially towards Worcester on the A4103 into Aylestone Hill, turn right into Southbank Road and then just before entering Bodenham Road turn left into a private road, sign posted Elm Lodge.

What3words: snack.cared.elbow

Ground Floor

Approx. 89.4 sq. metres (962.2 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.4 sq. feet)



Total area: approx. 159.6 sq. metres (1717.6 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		91
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			