



T: 01432 355455
E: hereford@flintandcook.co.uk
W: <https://www.flintandcook.co.uk/>
A: 22 Broad Street, Hereford, HR4 9AP

FOR SALE

£375,000

22 Melrose Place, Hereford. HR4 0DN



This elegant detached period house is conveniently located in a cul-de-sac position about half a mile northwest of the Cathedral City of Hereford, close to both Sainsburys and Aldi supermarkets and a range of local shops and Scudamore primary school, Whitecross secondary school and tennis and squash club. Constructed in mid 19th Century, the property has gas central heating and double glazing but would benefit from updating to provide a lovely family home with very spacious accommodation including cellars and there is off-road parking and a garage and planning potential for the construction of a detached residence in the grounds - see Agent for further details.

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

37 High Street
Bromyard
HR7 4AE
Tel: 01885 488166
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A, F.N.A.V.A.
Sales Director Hereford: Martin Pearce M.N.A.E.A.
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Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No.489 0289 02

Door to Entrance Hall

Radiator and door to cellars.

Lounge

Gas fire with wooden surround, tiled inset, radiator, window to side, bay window to front.

Dining Room

Fireplace with surround, exposed floorboards, radiator, bay window to front.

Rear Hall

Radiator, door to rear.

Study

Radiator, storage cupboards, double doors to rear.

Kitchen/Breakfast Room

Oak-style base and wall mounted units with worksurfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine and dishwasher, gas cooker point, window to rear.

Staircase leads from the Entrance Hall to the**First floor landing**

With hatch to roof space, radiator, window to front.

Bedroom 1

Range of built-in furniture with wardrobes, chest of drawers, sink unit, original feature fireplace, radiator, window to front.

Bedroom 2

Range of built-in furniture with wardrobes, chest of drawers, radiator, windows to front and side.

Bedroom 3

Built-in furniture with wardrobes and sink unit with cupboards under, radiator, window to rear.

Rear Landing

With large walk-in store cupboard.

Spacious Shower Room

Large shower cubicle with electric fitment, wash hand-basin, WC, radiator, airing cupboard with hot water cylinder and gas fired central heating boiler, window to rear.

Outside

To the front of the property there is a gravelled forecourt with boundary wall and then there is vehicle access to a brick-paved driveway with a DETACHED GARAGE. There is a decent size rear garden with lawns, a gravelled area and paved patio, water feature and there is an outbuilding with store room and WC. There is potential for planning permission for a separate dwelling (subject to necessary consent) and pre-application advice is available from the Agent.

Services

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

Outgoings

Council tax band D - payable 2024/25

Water and drainage - rates are payable/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

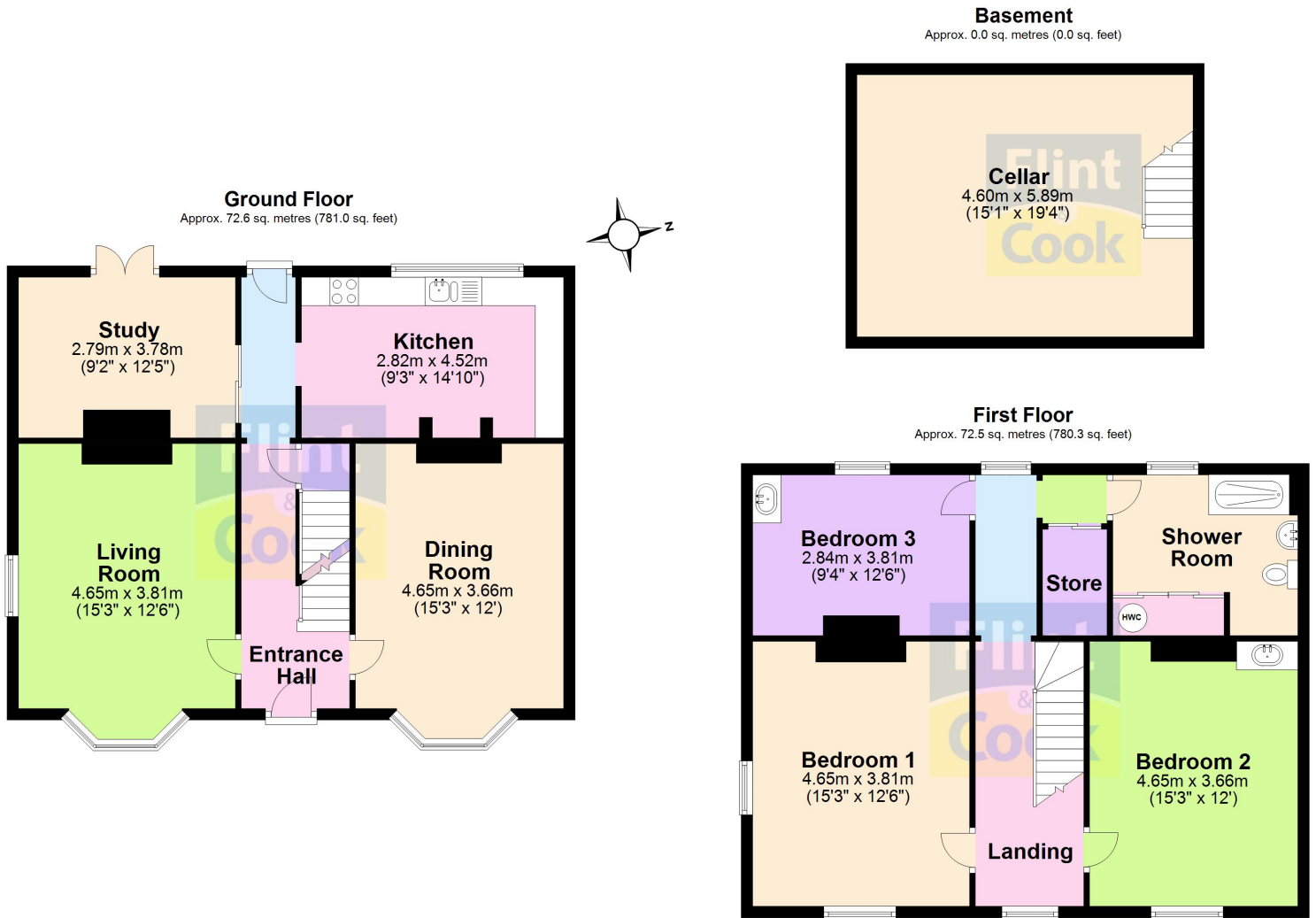
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - dimes.hired.total







Total area: approx. 145.0 sq. metres (1561.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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