

FOR
SALE



22 Copsewood Drive, Hampton Dene, Hereford HR1 1AX

£365,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a four bedroomed detached house offering ideal family accommodation. The property has the added benefit of driveway parking, integral garage, four bedrooms, spacious living accommodation and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Detached house*
- *4 Bedrooms*
- *Integral garage & driveway parking*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Porch Area

Accessed from a canopied porch with fitted carpet, recessed spotlight and door into the living room.

Living Room

With fitted carpet, double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, feature fireplace, carpeted stair leading up and door through to the dining room.

Dining Room

With fitted carpet, radiator, double glazed window to the side aspect, two wall lights, opening into the kitchen and door to the utility area.

Kitchen / Dining Room

Fitted with matching wall and base units, ample work surface space, sink and drainer unit, electric oven, 4 ring gas hob with extractor over, under counter space for washing machine / dishwasher, wall mounted gas central heating boiler, double glazed windows to the rear and side aspects, two ceiling light points, radiator, an area of wooden floor and one of vinyl, double glazed stable door to the rear.

Utility Area

With fitted carpet, fitted wall cupboards, space and hanging for coat storage, beautiful under stair storage cupboard, under counter space for a washing machine, door to the side access and door to the ground floor cloakroom. Cloakroom with low flush WC, wash hand basin with tiled splash back, double glazed window, vinyl flooring, ceiling light point

First Floor Landing

With fitted carpet, loft access hatch with pull down ladder, two windows to the side aspect, an airing cupboard housing the hot water cylinder and having fitted wooden shelving.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect and an array of fitted wardrobes and cupboards.

Bedroom 2

With fitted carpets, dual double glazed windows to the rear and side, two radiators, loft access hatch, and an array of built in wardrobes and fitted cupboards.

Bedroom 3

With fitted carpet, radiator, double glazed window to the side aspect, ceiling light point and two built in wardrobes.

Bedroom 4

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

Bathroom

With three piece suite including a corner bath with hand held attachment over and tiled surround, low flush WC, wash hand basin with storage under and tiled splash back, wall mounted storage cabinet, vinyl flooring, window to the side aspect, recessed spotlighting, extractor and heated towel rail.

Outside

The property is approached by a shared tarmacked driveway leading to a stone drive and providing off road parking for two vehicles. There is a further lawned area with two side access gates and access to the up and over garage door. The front is enclosed by hedging and fencing and to the rear there is an area of decking enclosed by fencing providing a private outdoor seating area, the remainder of the garden is laid to stone with an array of plants and shrubbery enclosed by fencing and hedging with an iron gate leading to the fields behind. There is a large oak tree in the rear garden which has a TPO (tree preservation order).

Services

All services are mains with gas central heating.

Outgoings

Council tax band D - £2,318 payable 2024/2025

Water and drainage rates are payable.

Viewings

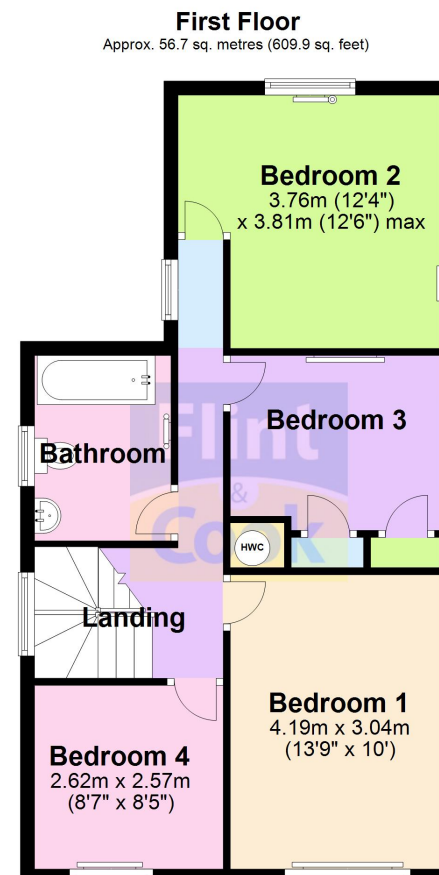
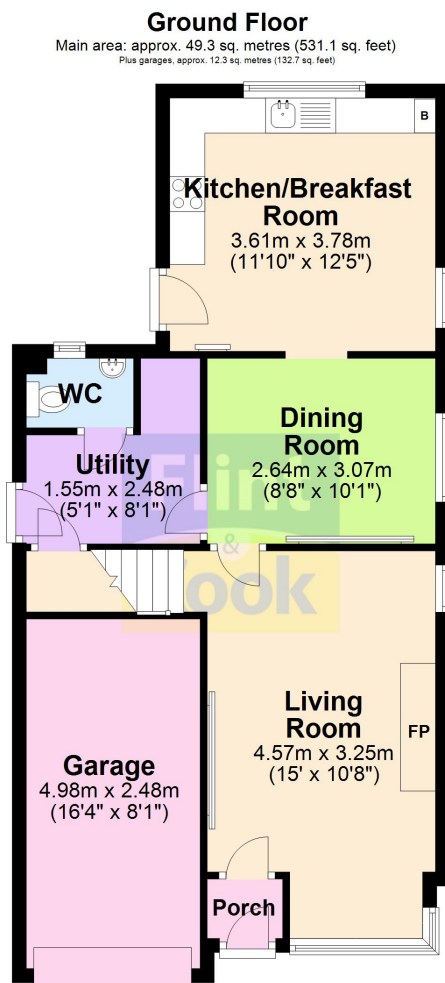
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed east from Hereford along the Ledbury Road, take the right hand turning onto Eign Road continue along heading into Hampton Park Road then take the left turn signposted for Nimrod Drive, follow around heading onto Gorsty Lane, then take the right into Sudbury Avenue, take the second left into Gurney Avenue then first left into Queenswood Drive and Copsewood Drive is the second on the right, the property is at the end in the far right corner.

Money Laundering Regulations

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



Main area: Approx. 106.0 sq. metres (1141.0 sq. feet)
Plus garages, approx. 12.3 sq. metres (132.7 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	82
(81-91)	B	
(69-80)	C	
(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		