

FOR
SALE



3 Cider Press Drive, Hereford HR2 6RN

£329,500 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this popular residential location, a highly spacious 4 bedroom detached house offering ideal family accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, ensuite shower room, double garage, generously sized living accommodation and we recommend an internal inspection.

POINTS OF INTEREST

- Popular residential location
- Highly spacious 4 bedroom detached house
- 3 reception rooms, breakfast/kitchen & conservatory
- Double garage & ample parking
- Ideal family home
- No onward chain



ROOM DESCRIPTIONS

Spacious Reception Hall

With fitted carpet, double radiator, central heating thermostat, carpeted stair leading up, coving, under stairs store cupboard and door to the

Cloakroom

With low flush WC, vanity wash hand basin with cupboard below and mirror over, radiator, fitted carpet and a double glazed window with blind.

Lounge

With double glazed bay window to the front aspect, 2 radiators, coved ceiling and fireplace with hearth, display mantle and coal effect electric fire, door to the

Dining Room

With double radiator, coved ceiling, double glazed double French doors through to the

Conservatory

Of brick and uPVC construction with tiled floor, double glazed windows with opening vents and double doors to the rear decking and garden.

Kitchen/Breakfast Room

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with tiled splash backs, double glazed windows overlooking the rear garden, space for a breakfast table, spot lighting, access doors from both the reception hall and the dining room and archway through to the

Utility Room

With single drainer sink unit with mixer tap over, work surface with space and plumbing below for an automatic washing machine, base cupboard, radiator, wall mounted gas central heating boiler and door to the outside.

Study

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

First Floor Landing

With fitted carpet, access hatch to the loft space, large built in airing cupboard and door to

Bedroom 1

With radiator, double glazed window to the front aspect enjoying a pleasant outlook, extensive range of bedroom furniture including wardrobes, dressing table, bedside cabinets and door to the

Ensuite Shower Room

With suite comprising shower cubicle with glazed door, vanity wash hand basin with storage below and shaver socket over, low flush WC, radiator, large wall mirror, double glazed window.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds and a range of bedroom furniture including wardrobes, dressing table, bedside cabinets.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear and fitted wardrobes, bedside cabinets and dressing table.

Bedroom 4

With radiator, double glazed window to the rear with vertical blinds, desk unit and built in wardrobes.

Bathroom

With suite comprising panelled bath with partially tiled wall surround, large wall mirror and shower attachment over, vanity wash hand basin with storage below, and large shelf over and wall mirror, low flush WC, double glazed window and radiator.

Outside

To the immediate rear of the property there is a decked area providing the perfect entertaining space which then leads onto the remainder of the garden which has been landscaped for easy maintenance with an area laid to chippings, sundial style patio, small lawned garden and all enclosed by fencing and hedging to maintain privacy.

A double width driveway to the rear provides ample off road parking facilities and leads to the

Double Garage

With twin up and over doors, power and light points, ample storage space and personal door to the rear.

Services

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

Outgoings

Council tax band E - £2,968.62 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A49 (Ross Road) after passing the Broadleys public house turn left onto Bullingham Lane and then immediately left at the roundabout and no.3 is on your left hand side.

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.



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