

FOR
SALE



3 The Park, Hereford HR1 1TF

£650,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought-after residential location, an impressive 4 bedroom detached house with a 2-storey self-contained Annexe to the side. The property, which is perfect for multi-generation living, has the added benefit of gas central heating, double glazing, double garage, south-facing rear garden, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection. There is a range of popular amenities nearby including schools, shop, church, public house, riverside walks and daily bus services.

POINTS OF INTEREST

- *Highly sought after location*
- *Impressive 4 bedroom detached house*
- *Downstairs cloakroom*
- *Self-contained 2-storey Annexe*
- *Ideal accommodation for multi-generation living*
- *Close to local amenities*
- *Private south-facing rear garden*
- *Gas central heating & double glazing*
- *Double garage & ample parking*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and entrance door through to the

Spacious Reception Hall

Feature flooring, carpeted staircase to the first floor, coved ceiling, central heating thermostat, understairs store cupboard and door to the

Downstairs Cloakroom

Newly installed suite comprising low flush WC, vanity wash hand-basin with storage below, ladder style towel rail/radiator, partially tiled surround, tiled floor and window.

Impressive Lounge

2 radiators, coved ceiling, bay window to the front aspect, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire, sliding patio door to the rear garden and double doors through to the

Dining Room

Feature flooring, radiator, access door from the Reception Hall, recessed spotlighting, bay window overlooking the rear garden, glazed folding doors to the rear patio and garden and open plan access to the

Fitted Kitchen

Single drainer sink with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, feature flooring, storage baskets, recessed spotlighting, window with partial shutter-style blinds, built-in oven and grill with cupboards above and below and 4-ring gas hob with cooker hood over, space and plumbing for dishwasher, space for fridge/freezer, radiator and door the

Inner Lobby/Utility

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler and internal access to the Annexe, if required.

First floor landing

Fitted carpet, access hatch to loft space, built-in airing cupboard and door to

Bedroom 1

Fitted carpet, radiator, window to the front, built-in wardrobes and door to the EN-SUITE SHOWER ROOM newly installed with shower cubicle, glazed door, vanity wash hand-basin with storage below, touch-light mirror fronted cabinet over, WC, tiled floor, partially tiled wall, recessed spotlighting, extractor fan, window.

Bedroom 2

Fitted carpet, radiator, window to the front aspect enjoying a pleasant outlook, built-in single wardrobe and wash hand-basin.

Bedroom 3

Fitted carpet, radiator, window to the rear.

Bedroom 4

Fitted carpet, radiator, window to the rear.

Bathroom

Suite comprising panelled bath with shower attachment & glazed screen over, WC, wash hand-basin with mirror fronted cabinet and light over, tiled floor and wall surround, window with blind, extractor fan and radiator.

SELF-CONTAINED ANNEXE

uPVC side entrance door through to the Reception Hall with feature flooring, radiator, store cupboard, recessed spotlighting, stairs to the first floor and door to the Bedroom with feature flooring, radiator, recessed spotlighting, Velux rooflight, windows to the side and rear, radiator, understairs store cupboard and open plan access to the Wet Room with wash hand-basin, WC, recessed spotlighting, panelled walls, radiator, window and plumbing and fittings in place to install a shower. (Agent's Note - with the interconnecting door from the Kitchen & Lobby, this downstairs room could be incorporated within the main house, if required). First floor landing with fitted carpet, access hatch to loft space, door to the Lounge with fitted carpet, radiator, store cupboards, window to the rear. Kitchen with single drainer sink unit with mixer tap over, base cupboards with worksurfaces over, vinyl flooring, radiator, space for breakfast table, recessed spotlighting, window to the front aspect and further eaves storage space. Shower Room with suite comprising shower cubicle with glazed screen, pedestal wash hand-basin with shaver socket over, low flush WC, vinyl flooring, ladder style towel radiator, recessed spotlighting.

Outside

The front garden has been landscaped for easy maintenance with large brick-paved driveway to the side providing ample parking & DOUBLE GARAGE with twin up-and-over doors, power and light, ample storage space. To the rear of the property there is an extensive paved patio area with the rear garden facing south, The remainder of the garden is mainly laid to lawn, bordered by flowers and shrubs enclosed by mature hedging.

Services

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

Outgoings

Council tax band G - payable 2023/24 £3670.61

Water and drainage - metered supply.

Money laundering regulations

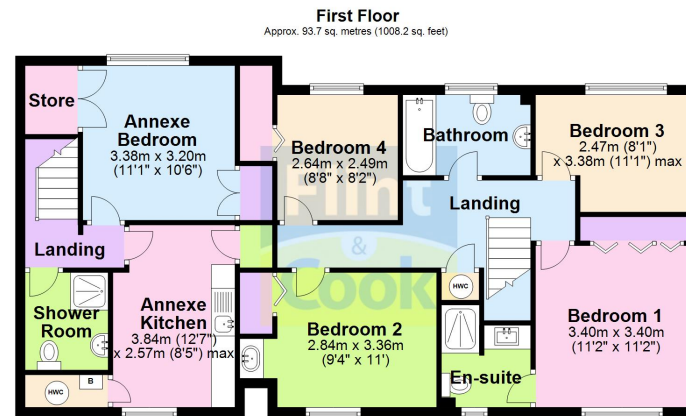
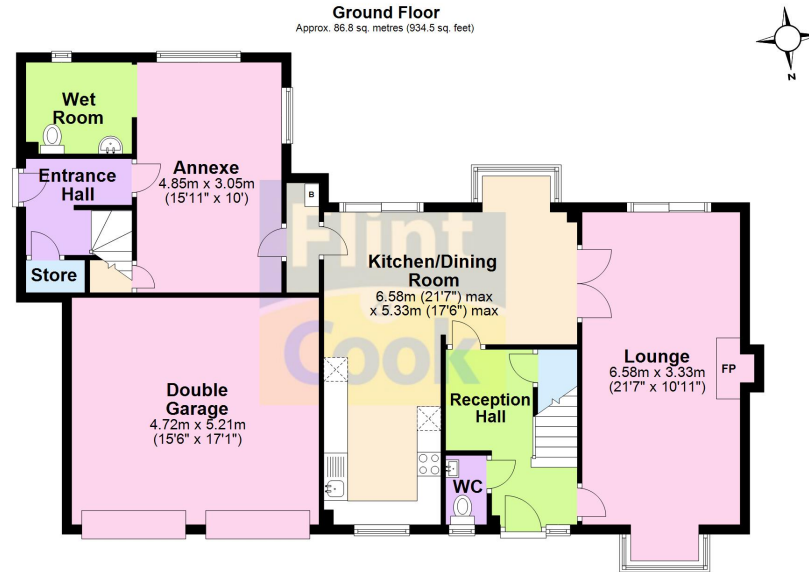
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

What3words - rises.staple.army



Total area: approx. 180.5 sq. metres (1942.7 sq. feet)
This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	65	77
Not energy efficient - higher running costs		
England, Scotland & Wales		