

FOR
SALE



26 Thoresby Drive, Hereford HR2 7RF

£257,500 - Freehold

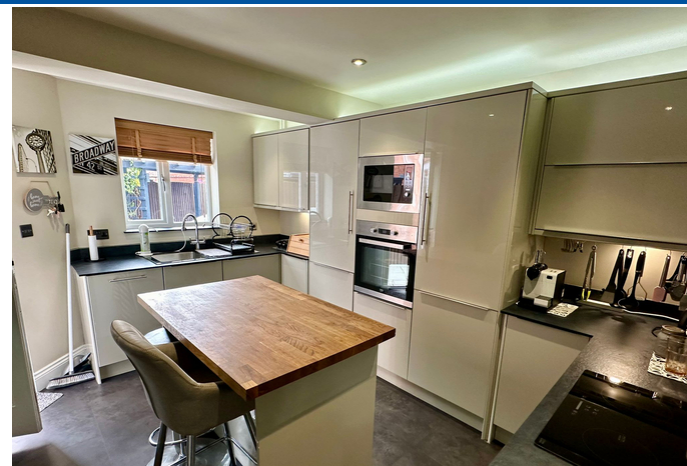
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a modern 3 bedroom semi-detached house offering ideal first-time buyer/family accommodation. The property has gas central heating, double-glazing, downstairs cloakroom, en-suite shower room and we recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of the City*
- *En-suite shower room*
- *Large living room*
- *Breakfast-kitchen*
- *Easy to maintain garden*
- *Must be viewed*
- *Ideal for first time buyer*
- *Modern 3-bedroom house*



ROOM DESCRIPTIONS

Canopy porch

Door to

Spacious reception hall

Feature flooring, radiator, carpeted staircase to first floor, central heating thermostat, door to

Cloakroom

Low flush WC, pedestal wash hand basin, tiled floor, radiator, window.

Living room

Carpet, 2 double radiators, coved ceiling, useful understairs store cupboard, window to front aspect, double French doors to the rear garden.

Kitchen/breakfast room

Range of wall and base units, worksurfaces with splashbacks, central breakfast bar/work station with storage below, window and door to rear garden, radiator, recessed spotlighting, single bowl sink unit with mixer tap, range of integrated appliances including oven, microwave, 4-ring hob with splashbacks and cooker hood, dishwasher and fridge-freezer.

First floor landing

Window to front, radiator, carpet, built-in store/airing cupboard with shelving.

Bedroom 1

Carpet, radiator, window to rear, 2 built-in double wardrobes, door to En-suite Shower Room having shower cubicle with glazed folding door, pedestal wash hand basin with tiled splashback, low flush WC, tiled floor, ladder-style towel rail/radiator, recessed spotlighting, extractor fan.

Bedroom 2

Carpet, radiator, access hatch to loft space, window to rear.

Bedroom 3

Carpet, radiator, window to front, built-in single wardrobe.

Bathroom

Panelled bath with hand-grips, shower fitment over, low flush WC, pedestal wash hand basin, tiled floor, ladder-style towel rail/radiator, window, recessed spotlighting, extractor fan, shaver point.

Outside

The rear garden has been paved for easy maintenance and all enclosed by fencing for privacy. Useful side gate and outside tap, feature pergola and rear access gate leading to the parking facilities.

Services

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

Outgoings

Council tax band C, payable 2024/25 £2050.97. Water and drainage - metered supply.

Viewing

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

Directions

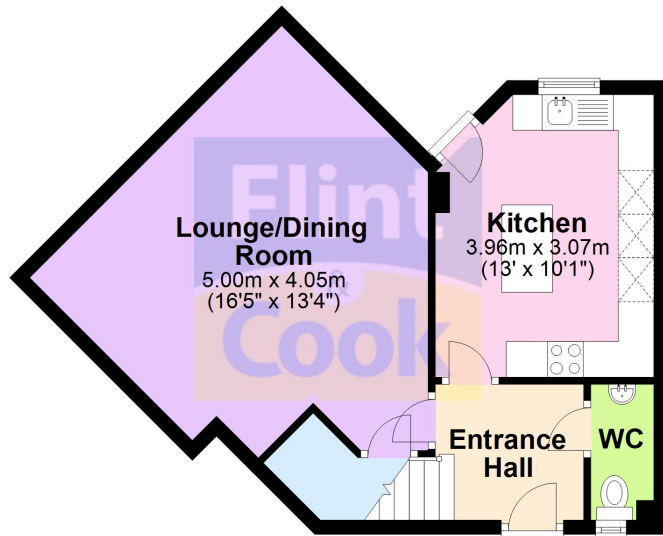
Proceed south out of Hereford on the A49 Ross Road. After passing the Broadleys public house, turn left at the traffic lights onto Bullingham Lane. At the mini-roundabout turn right, proceed straight across the next mini-roundabout travelling underneath the bridge, and then take the 1st right into Thoresby Drive.

Money laundering regulations

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

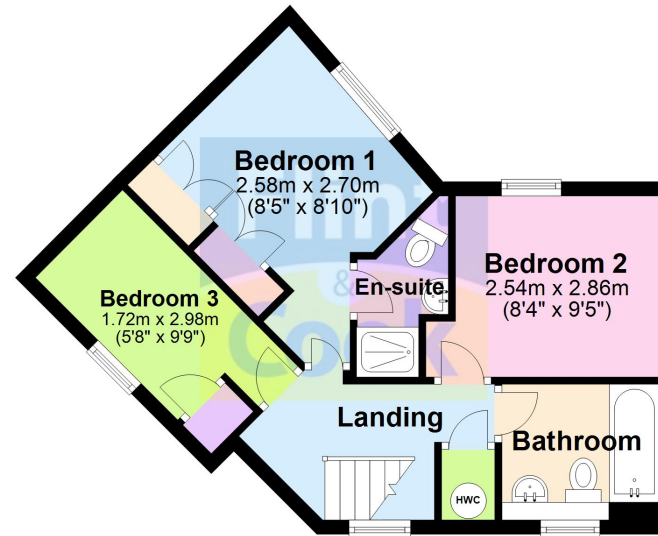
Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 80.0 sq. metres (861.2 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	88
(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		