

FOR
SALE



5 Tower Road, Hereford HR4 0LF

£415,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this quiet convenient central location which is only a 15 minute walk into the city centre and 10min walk to the River Wye, a deceptively spacious 4 bedroom detached house offering ideal family accommodation. The property, which is being offered for sale with no onward chain has the added benefit of gas central heating, double glazing, generously sized living accommodation, south facing rear garden, ample off road parking and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Deceptively spacious 4 bedroom detached house*
- *2 reception rooms, kitchen & downstairs WC*
- *Good sized south facing rear garden*
- *Ideal family home*
- *No Onward Chain*



ROOM DESCRIPTIONS

Canopy Porch

With partially double glazed uPVC door through to the

Reception Hall

With laminate flooring, radiator, stairs to the first floor, central heating thermostat, under stairs storage area, useful store cupboard with hanging rail and shelving and door to the

Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with tiled splash back, tiled floor and mirror fronted cabinet.

Kitchen

With 1 1/2 bowl sink unit and mixer tap over, a range of wall and base cabinets, ample work surfaces, space and plumbing for automatic washing machine and dishwasher, built in oven and hob with cooker hood over, recessed spotlighting, radiator, parquet flooring, double glazed window and door to the driveway, coved ceiling, space for refrigerator and folding double doors to the

Dining Room

With parquet floor, double radiator, double glazed window to the front aspect, recess with shelving.

Impressive Lounge

A light and airy room with laminate flooring, coved ceiling, recessed spotlighting, double radiator, fire surround with hearth, display mantle and built in coal effect gas fire (not tested) and double glazed windows and double glazed doors to the rear patio and garden and door to the store room.

Spacious 1st Floor Landing

With double glazed side window, access hatch to the loft space, built in store cupboard, built in airing cupboard and door to

Bedroom 1

With laminate flooring, double radiator, built in double wardrobe with mirrored sliding doors and double glazed double doors on to the rear balcony enjoying a pleasant outlook across the rear garden.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, display shelving and a range of hanging rails and storage.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect, built in bed base, display shelf.

Bedroom 4

With laminate flooring, radiator, double glazed window to the rear, a range of shelving.

Bathroom

With suite comprising bath with hand grips and shower unit over with glazed screen, low flush WC, vanity wash hand basin with storage below and mirror fronted cabinet and shaver socket over, tiled floor, double radiator, double glazed side window.

Outside

To the immediate rear of the property there is a good sized paved area providing the perfect entertaining space and with the rear garden virtually facing south it makes an ideal suntrap. Steps then lead to the main garden which is laid to lawn and bordered by flowers and shrubs and enclosed to maintain privacy.

To the front of the property there is a brick paved driveway providing ample off road parking. Double doors to the side provide access to the

Workshop/Store Room

With power and light points, ample storage space, wall mounted gas central heating boiler, internal door to the living room and double doors to the rear garden. The workshop/Store Room has potential to be converted into a study/office or extra living accommodation.

Services

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

Outgoings

Council tax band D - £2,307.34 payable for 2024/2025

Water and drainage rates are payable.

Directions

From the Flint and Cook office proceed west along King Street and St Nicholas Street crossing over the traffic lights into Barton Road/Breinton Road. Take the first turning left into Tower Road.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

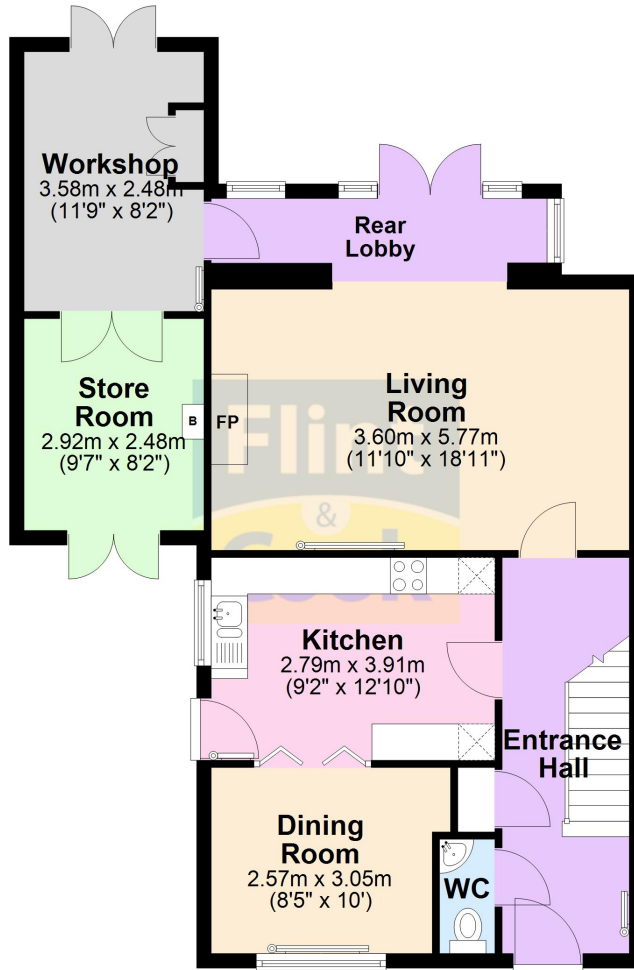
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

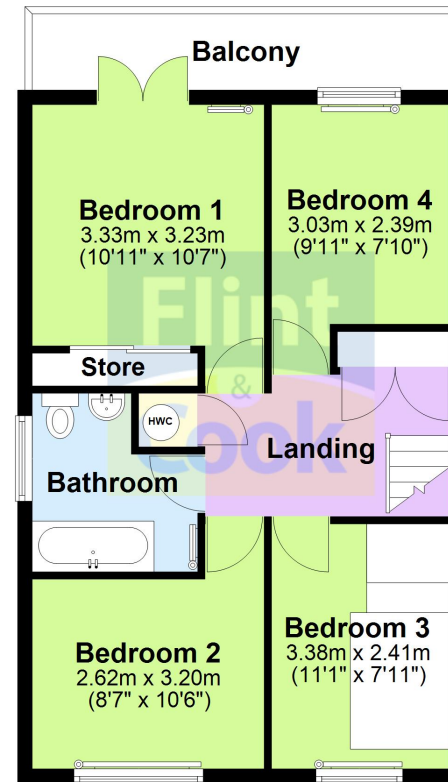
Ground Floor

Approx. 75.4 sq. metres (811.9 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.9 sq. feet)



Total area: approx. 127.9 sq. metres (1376.8 sq. feet)

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			84
(69-80)	C			
(55-68)	D		64	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	