

FOR
SALE



3 Old School Lane, Hereford HR1 1EU

£265,000 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated on the northern outskirts of the city, a deceptively spacious 3 bedroom older-style semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, downstairs shower/WC, good sized rear garden, off road parking. We strongly recommend an internal inspection.

POINTS OF INTEREST

- Popular residential location
- Deceptively spacious 3 bedroom house
- Ground floor shower room
- Good size rear garden
- Off Road Parking
- Ideal family home



ROOM DESCRIPTIONS

Entrance Porch

With uPVC door, tiled floor, double glazed window, storage space and open plan access to the

Reception Hall

With fitted carpet, double radiator, carpeted staircase to the first floor, a corner cupboard housing the meter and door to the

Lounge

With laminate flooring, double radiator, double-glazed window to the front aspect enjoying a pleasant outlook, picture rail, feature fireplace with hearth and wood burning stove, display shelving, a range of lighting and door to the

Open Plan Kitchen/Dining Room

Dining Area

With laminate flooring, picture rail, double glazed sliding patio door to the conservatory and double radiator.

Kitchen Area

With a range of wall and base cupboards, work surfaces with tiled splash backs, single drainer sink unit with mixer tap over, updated wall mounted gas central heating boiler, two double-glazed windows to the side aspect, a range of shelving, central spotlighting, laminate flooring, space and plumbing for dishwasher, space for a freestanding cooker, breakfast bar and open plan access to the

Utility Room

With work surfaces and space and plumbing below for an automatic washing machine, space for tumble drier above, base cupboard, wall shelving, space for an upright fridge/freezer, tiled floor, extractor fan, double-glazed window, power and light points.

Conservatory

With laminate flooring, two radiators, double glazed windows and double doors to the rear patio and garden, TV aerial point and door to the

Ground Floor Shower Room

Suite comprising corner shower cubicle with glazed sliding doors, low flush WC, pedestal wash hand basin, tiled floor and wall surround for easy maintenance, double glazed window, extractor fan and ladder style towel rail/radiator.

First Floor Landing

With fitted carpet, double glazed side window, useful built-in store/airing cupboard and access hatch to the roof space with pull down ladder and partially boarded floor storage.

Bedroom 1

With fitted carpet, radiator, space for wardrobes, double glazed window to the front aspect enjoying a pleasant outlook with countryside in the distance.

Bedroom 2

With fitted carpet, radiator and double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear and a picture rail.

Bathroom

With suite comprising bath with shower unit over, pedestal wash hand basin, low flush WC, tiled surround for easy maintenance, double glazed window, vinyl flooring and a radiator.

Outside

To the rear there is a good sized paved patio area providing the perfect entertaining space this leads on to the remainder of the good sized rear garden which is laid to lawn, bordered by flowers and shrubs and enclosed by high fencing to maintain privacy. A detached summer house, a range of trees and at the bottom of the garden are two useful storage sheds.

To the front of the property there is a tarmac driveway providing parking space with steps to the side leading up to the front and side garden which is been paved for easy maintenance and bordered by flowers and shrubs enclosed by fencing.

Services

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

Outgoings

Council tax band B - £1,794.59 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Commercial Road continue up Aylestone Hill and then turn left at the roundabout at the top onto Venns Lane. At the traffic lights proceed straight across onto Old School Lane and number 3 is on your left hand side as indicated by the agents for sale board.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

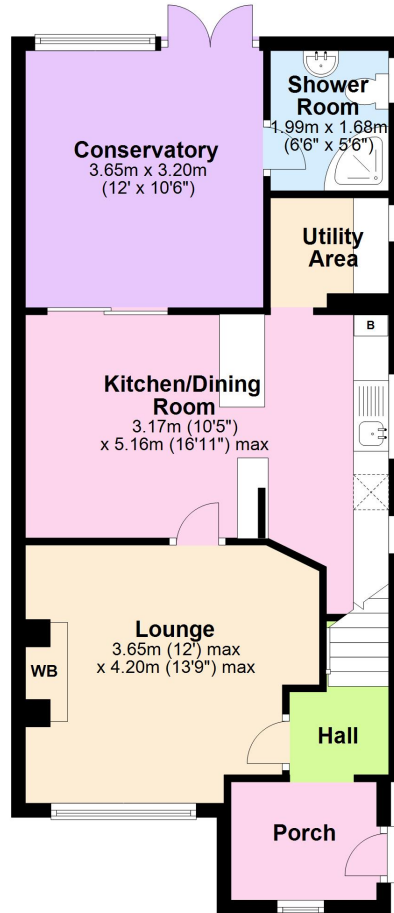
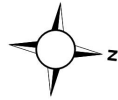
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

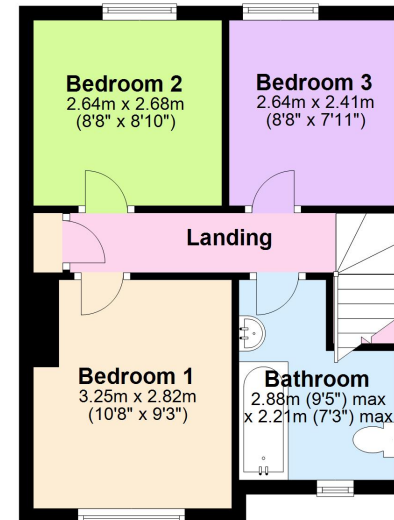
Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



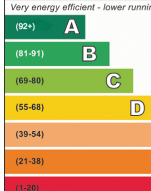

Total area: approx. 92.2 sq. metres (992.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

3 Old School Lane, Hereford

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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		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	