

FOR
SALE



22 Melrose Place, Hereford HR4 0DN

£350,000 - Freehold

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

PROPERTY SUMMARY

This elegant detached period house is conveniently located in a cul-de-sac position about half a mile northwest of the Cathedral City of Hereford, close to both Sainsburys and Aldi supermarkets and a range of local shops and Scudamore primary school, Whitecross secondary school and tennis and squash club. Constructed in mid 19th Century, the property has gas central heating and double glazing but would benefit from updating to provide a lovely family home with very spacious accommodation including cellars and there is off-road parking and a garage and planning potential for the construction of a detached residence in the grounds - see Agent for further details.

POINTS OF INTEREST

- *Detached Victorian House*
- *Easy reach of the City centre*
- *3 Bedrooms, 3 Reception rooms*
- *Gas central heating*
- *Some updating required*
- *Planning potential*



ROOM DESCRIPTIONS

Door to Entrance Hall

Radiator and door to cellars.

Lounge

Gas fire with wooden surround, tiled inset, radiator, window to side, bay window to front.

Dining Room

Fireplace with surround, exposed floorboards, radiator, bay window to front.

Rear Hall

Radiator, door to rear.

Study

Radiator, storage cupboards, double doors to rear.

Kitchen/Breakfast Room

Oak-style base and wall mounted units with worksurfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine and dishwasher, gas cooker point, window to rear.

Staircase leads from the Entrance Hall to the

First floor landing

With hatch to roof space, radiator, window to front.

Bedroom 1

Range of built-in furniture with wardrobes, chest of drawers, sink unit, original feature fireplace, radiator, window to front.

Bedroom 2

Range of built-in furniture with wardrobes, chest of drawers, radiator, windows to front and side.

Bedroom 3

Built-in furniture with wardrobes and sink unit with cupboards under, radiator, window to rear.

Rear Landing

With large walk-in store cupboard.

Spacious Shower Room

Large shower cubicle with electric fitment, wash hand-basin, WC, radiator, airing cupboard with hot water cylinder and gas fired central heating boiler, window to rear.

Outside

To the front of the property there is a gravelled forecourt with boundary wall and then there is vehicle access to a brick-paved driveway with a DETACHED GARAGE. There is a decent size rear garden with lawns, a gravelled area and paved patio, water feature and there is an outbuilding with store room and WC. There is potential for planning permission for a separate dwelling (subject to necessary consent) and pre-application advice is available from the Agent.

Services

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

Outgoings

Council tax band D - payable 2024/25

Water and drainage - rates are payable/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 - dimes.hired.total



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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			48	82
EU Directive 2002/91/EC				