

FOR  
SALE



Ramblers 58 Southbank Road, Hereford HR1 2TL

£565,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location northeast of the City centre, a superb 4 bedroom detached house dating back to the 1930's. The property stands in beautifully laid out gardens with views to the rear. There is easy access to a wide range of amenities including shops and stores, schools, colleges, hospital and bus and railway stations. The property offers spacious family size accommodation throughout to include sitting room, kitchen/diner with additional garden room attached and a separate sitting room/study and shower room which could provide a potential self-contained Annexe and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *4 bedroom detached house*
- *Popular residential area*
- *Immaculately presented throughout*
- *Driveway parking*
- *Garage*
- *Front and rear gardens*
- *Views to the rear aspect*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With uPVC entrance door into the

### Entrance Hall

Wooden flooring, feature coving, radiator, feature double glazed window to the rear aspect, staircase leads to the first floor, understairs storage cupboard.

### Living Room

Fitted carpet, 2 radiators, double glazed windows with outlooks to the front and rear gardens, 3 wall lights, coved ceiling, cornices and feature woodburning stove and door into the

### Study/Bedroom 5/Annexe potential

Wooden flooring, Velux window, radiator and doors into the

### Downstairs Bathroom

White suite comprising panelled bath, vanity wash hand-basin with cupboard below, low level WC, tiled corner shower cubicle with mains fitment, radiator, vinyl flooring and double glazed window to the front aspect.

### Study/Sitting Room

Wooden flooring, radiator, 3 wall lights, 2 double glazed windows to the rear aspect and double glazed French doors leading onto the patio area.

### Kitchen/Diner

Immaculately presented Kitchen with matching wall and base units, ample work surface space, integrated fridge/freezer, integrated combi oven/grill, integrated dishwasher, 5-ring induction hob, double glazed window to the front aspect, coving, recessed spotlighting, oak laminate flooring throughout, 2 radiators, door into Utility Space and opening into the

### Garden Room

Oak laminate flooring, 2 glazed windows to the rear aspect, feature skylight and French doors opening onto the rear patio.

### Utility

Single drainer sink unit with mixer tap inset into worktop with cupboard, drawer and space with plumbing for washing machine below, Velux roof light, Worcester wall mounted gas central heating boiler, door to garage and rear garden, door to the

### Downstairs Cloakroom

Wash hand-basin with tiled splashback, low level WC, extractor and tiled floor.

### First floor landing

Fitted carpet, radiator, window to the front aspect and doors to

### Bedroom 1

Fitted carpet, built-in storage cupboard with fitted shelving and built-in double wardrobe, window to side and window overlooking the rear garden.

### Bedroom 2

Radiator, built-in wardrobe, fitted carpet, window-seat, window to the rear aspect and window to the side aspect.

### Bedroom 3

Radiator, fitted carpet and window to the rear aspect.

### Bedroom 4

Fitted carpet, window to the side aspect and built-in wardrobes with sliding doors.

### Attic Room/Possible Bedroom 5

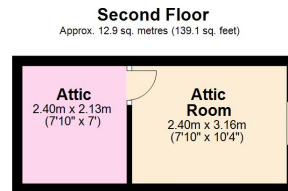
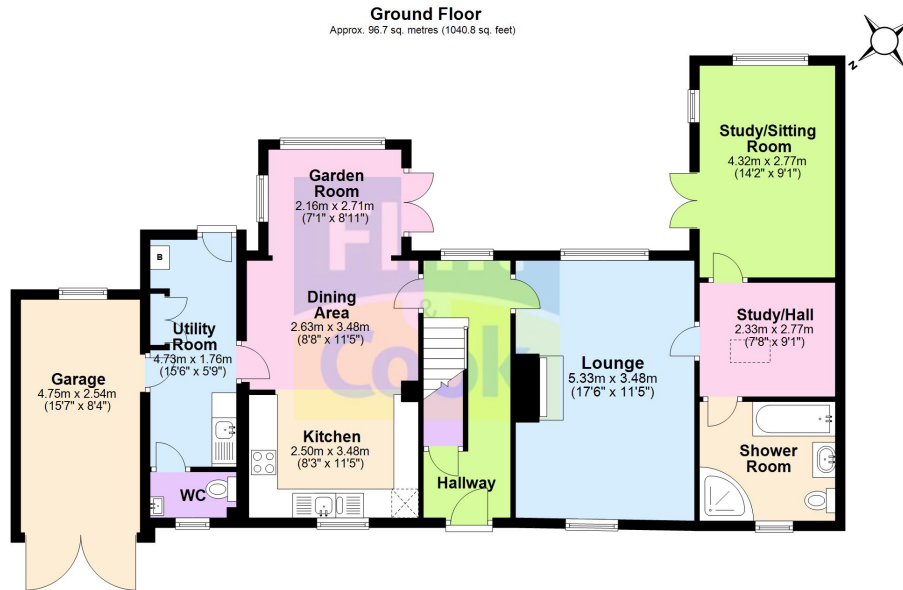
With double-glazed window and access to roof storage area. N.B. By providing a staircase, this room could easily be utilised as further main living accommodation.

### Bathroom

Suite comprising panelled bath, low flush WC, vanity wash hand-basin with storage under, corner shower cubicle with mains fitment and rainfall showerhead over, glass sliding doors, heated towel rail, extractor, laminate flooring, window to the side aspect and storage cupboard housing the hot water cylinder with fitted wooden shelving.

### Outside

The front of the property is approached over a gravelled driveway providing ample parking for several vehicles and access to the attached brick-built



Total area: approx. 171.3 sq. metres (1843.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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