

FOR  
SALE



9 The Potting Shed, Ryelands Street, Hereford HR4 0LA

£273,950 - Freehold



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## PROPERTY SUMMARY

A spacious 3 bedroom detached house within easy reach of the City centre with gas central heating, double glazing, open-plan kitchen/dining area, downstairs cloakroom, garden and off-road parking.

## POINTS OF INTEREST

- *Spacious 3 bedroom detached house*
- *Popular residential area*
- *Gas central heating & double glazing*
- *Downstairs cloakroom*
- *Garden & off road parking*
- *Viewing advised*



## ROOM DESCRIPTIONS

### Reception Hall

Radiator, tiled flooring, useful understairs storage cupboard and door to the

### Downstairs Cloakroom

Wash hand-basin and WC and tiled flooring.

### Door from the Entrance Hall leads to the

### Open-plan Kitchen/Dining Room

Feature bay window to the front aspect, tiled flooring, space for 6-seater dining table, 2 radiators, modern fitted kitchen units with black marble-effect worktops, breakfast bar, sink and drainer unit, integrated 4-ring gas hob, electric cooker, space for washing machine, space for dishwasher, space for fridge/freezer, window to the rear aspect.

### Living Room

Tiled floor, radiator, partially glazed double doors to the rear patio.

### Staircase leads from the Reception Hall to the

### First floor landing

Fitted carpet.

### Bedroom 1

Fitted carpet, radiator, space for wardrobes, window to rear aspect.

### Bedroom 2

Fitted carpet, radiator, built-in wardrobe, window to rear aspect.

### Bedroom 3

Fitted carpet, radiator, space for wardrobe, window to front aspect.

### Bathroom

Tile-effect flooring, WC, wash hand-basin, bath with mixer shower over, radiator, window to front aspect.

### Outside

To the front of the property there is a gate with paved pathway leading to the front entrance door laid with stone chippings both sides for ease of maintenance. To the rear, the garden is laid entirely with patio slabs and there is storage to the side of the property. Rear gate provides access to the allocated off-road parking space.

### Services

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

### Outgoings

Council tax band D - payable 2023/24 £2202.37

Water and drainage - rates are payable/metered supply.

### Money laundering regulations

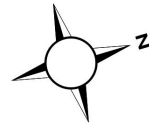
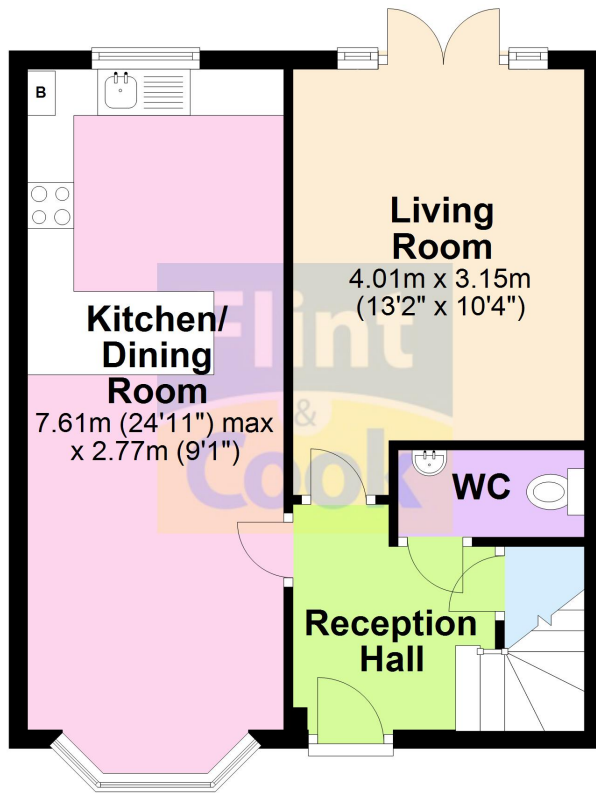
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

What3words - patrol.dared.policy

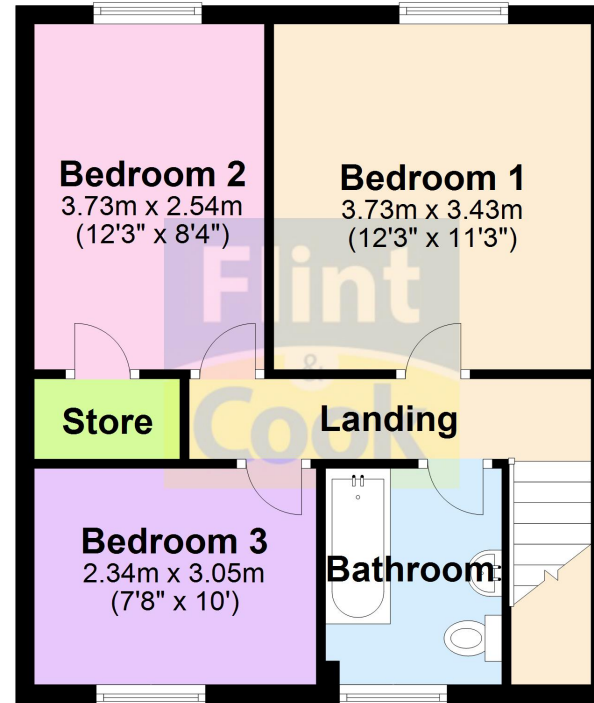
### Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 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+)	<b>A</b>	94
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC