

FOR
SALE



79 Sandown Drive, Bobblestock, Hereford HR4 9TB

£279,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom semi detached home offering ideal first time buyer accommodation. The property which benefits from gas central heating & double glazing, comprises an open plan lounge/dining room to the ground floor with modern kitchen & conservatory, three bedrooms and modern shower room to the first floor. The property also benefits from driveway parking, a part converted garage and low maintenance rear garden. A viewing is highly recommended.

POINTS OF INTEREST

- *Semi detached house*
- *Three bedrooms*
- *Driveway parking & low maintenance garden*
- *Ideal first time buyer accommodation*
- *Must be viewed!*
- *Popular residential location*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into the

Entrance porch

With vinyl flooring, double glazed window, useful built in cupboard with storage for coats and shoes and door leading into the

Lounge/dining room

With wood effect flooring, two ceiling light points, two radiators, double glazed window to the front aspect, archway opening into the kitchen and double glazed sliding doors out to the conservatory.

Kitchen

Fitted with high gloss white wall and base units, ample work surface space, sink and drainer unit, four ring electric hob with oven below and extractor over, under counter space for washing machine and space for a freestanding fridge/freezer, ceiling light points tiled splashback and double glazed window.

Conservatory

With vinyl flooring, power points, double glazed windows and french doors out to the low maintenance rear garden.

First floor landing

With fitted carpet, ceiling light point, double glazed window, loft hatch and doors to

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window, airing cupboard and double built in wardrobe with mirrored sliding doors.

Bedroom two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bedroom three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Shower room

Modern fitted shower room with large walk in shower with mains fitment rainfall shower head over, wash hand basin with storage under and low flush w/c, chrome heated towel rail and ceiling light point.

Outside

To the rear there is a fantastic low maintenance west facing garden with a paved patio area, a border of slate and an area of artificial lawn. French doors lead into the rear of the garden which has been partly converted, currently used as a bar area but would make a fantastic home office/play room. To the front there is a small section of garage remaining for storage with up and over door. The current bar area has light and power and french doors to the garden. To the front there is a tandem length driveway with access to the up and over door with a small lawned front garden partly bordered by fencing.

Directions

Proceed west out of Hereford via Whitecross Road, at the monument roundabout take the third exit onto Three Elms Road. Proceed past the Range and take the right hand turning onto Sandown Drive, proceed along the road heading towards Kempton Avenue and the property is situated towards the end on the left hand side as indicated by the agents for sale board.

General Information

Services

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

Outgoings-

Council tax band C - £2158.98 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

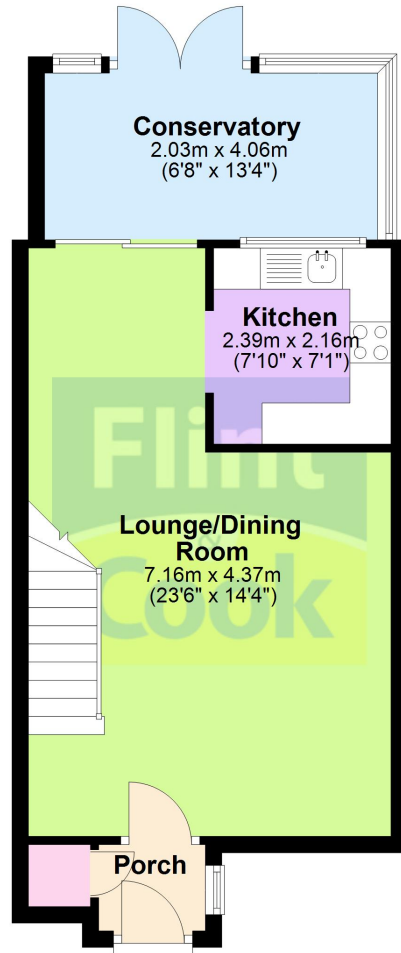
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

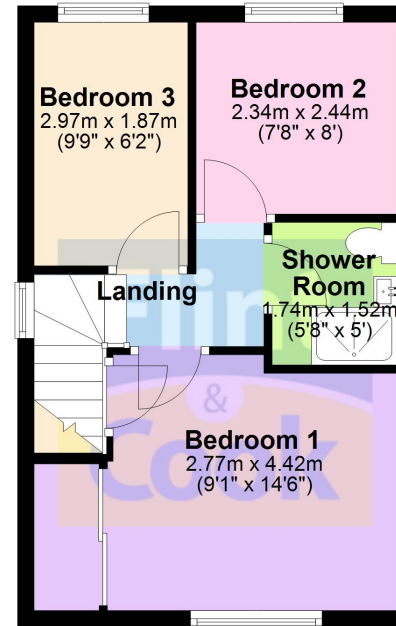
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 sq. feet)

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| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 89 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (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 | | |