

FOR
SALE



3 Hampton Manor Close, Hereford HR1 1TG

£450,000 - Freehold

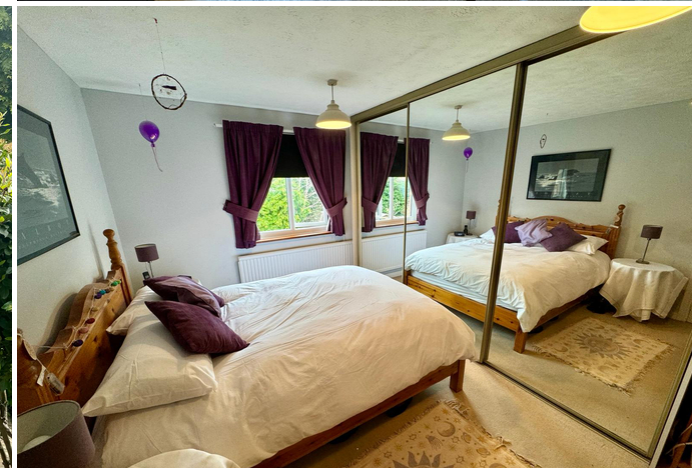
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This attractive detached house is quietly located in a cul-de-sac position in a highly favoured residential area, about a 1.5 miles northeast of the Cathedral City of Hereford. Local amenities include various shops, churches, a doctors surgery, bus service, public house, a large recreation area known as "The Quarry", primary schools and the property is also in the catchment area for Bishop's secondary school and the River Wye is also easily accessible with some lovely walks. Constructed in the 1980's, the property has replacement double glazing and gas central heating and is ideal for family purposes with versatile accommodation and a good sized enclosed rear garden.

POINTS OF INTEREST

- *Individually designed detached house*
- *Exclusive cul-de-sac*
- *4 Bedrooms (1 en-suite)*
- *Double glazing, gas central heating*
- *Excellent parking*
- *South-facing garden*



ROOM DESCRIPTIONS

Large Entrance Porch

Tiled floor, door to the

Downstairs Cloakroom

Comprising WC, wash hand-basin with cupboard under, hardwood flooring, plumbing for washing machine, gas fired central heating boiler and window.

Entrance Hall

Hardwood flooring, central heating thermostat, cloaks cupboard and door to the

Lounge

With a fireplace containing a Hereford Box, stone surround and mantel, radiator, patio doors to rear, double doors into the

Dining Room

With radiator and window to Porch.

Study

Hardwood flooring, radiator, 2 windows.

Kitchen/Breakfast Room

Fitted with beech-style base and wall mounted units with worksurfaces and tiled splashbacks, under-unit lighting, 1½ bowl sink unit, plumbing for dishwasher, electric and gas cooker points, ladder style radiator, window to front, door to side.

A staircase leads from the Entrance Hall to the

First floor landing

Window and hatch to roof space, airing cupboard with hot water cylinder.

Bedroom 1

Range of built-in mirror fronted wardrobes, window to rear, radiator.

Shower Room

Tiled shower cubicle with mains Mira power shower and glass screen, wash hand-basin, WC, tiled floor, ladder style radiator and window.

Bedroom 2

Built-in mirror fronted wardrobe, radiator, windows to front and rear.

Bedroom 3

Radiator, window to front.

Bedroom 4

Radiator, window to front.

Family Bathroom

Suite comprising bath with mains Mira power shower and folding screen, wash hand-basin, WC, radiator, shaver point, radiator with towel rail, window.

Outside

The property is approached via a gravelled driveway which provides excellent parking. The front garden is open-plan, lawned with a rockery and ornamental tree. To the rear of the property there is an adjoining utility/store room with light, power and door to the sundeck. There is an enclosed rear garden which is south-facing and has an excellent degree of privacy and seclusion with a raised sundeck with pergola covered with wisteria and there is a paved patio, gravelled area, lawn, raised beds and a range of ornamental shrubs and a garden shed. Outside lights and a power socket and there is access to either side of the property.

Services

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

Outgoings

Council tax band E - payable 2024/25 £TBC.

Water and drainage - 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

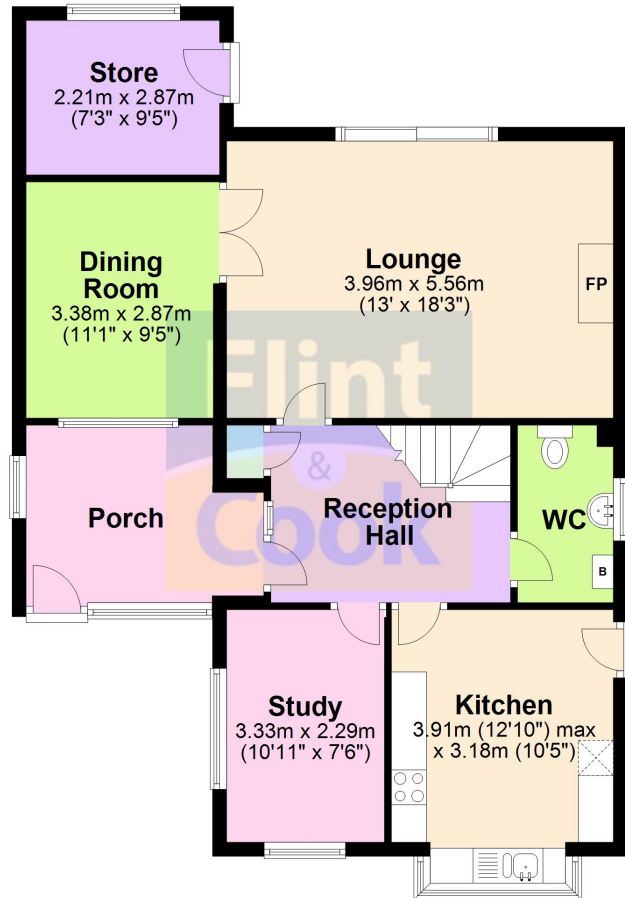
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - remote.chop.shady

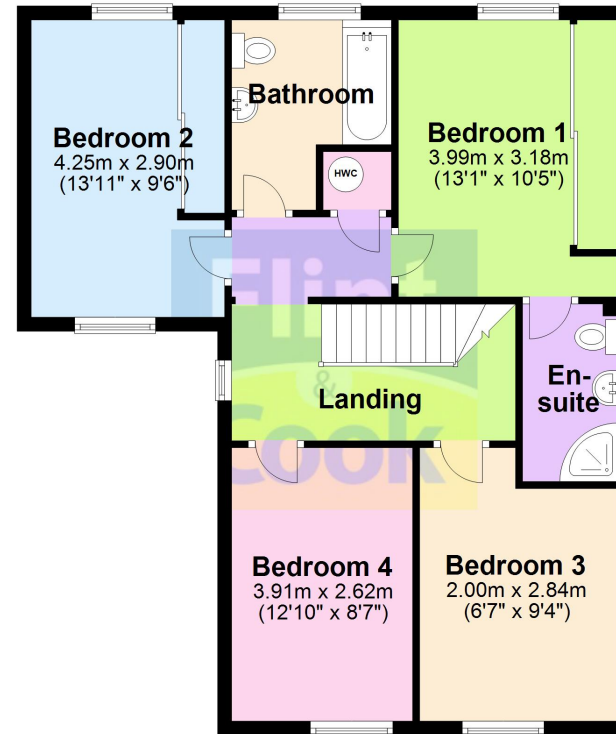
Ground Floor

Approx. 74.4 sq. metres (801.2 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.5 sq. feet)



Total area: approx. 143.0 sq. metres (1538.7 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+)	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		
	68	80
England, Scotland & Wales		
EU Directive 2002/91/EC		