

FOR
SALE



23 Sheridan Road, Hereford HR4 0NG

£285,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a fantastic three bedroom semi detached home offering ideal first time buyer/ family accommodation and being sold with the added benefit of no onward chain. The property comprises of three bedrooms, modern kitchen and bathroom, downstairs W/C, utility room, driveway parking, garage and a good sized rear garden. A viewing is highly recommended.

POINTS OF INTEREST

- *No onward chain!*
- *Popular residential location*
- *Three bedroom semi detached house*
- *Driveway parking, garage & garden*
- *Ideal FTB/ family home*
- *Downstairs W/C & Utility*



ROOM DESCRIPTIONS

Ground floor

With upvc entrance doors leading into

Entrance porch

With tiled floor, power points and door leading into

Entrance hallway

With wooden flooring, carpeted stairs leading up and useful under stair storage cupboard, radiator, heating thermostat, space for coat storage and doors to

Living room

With wooden effect flooring, radiator, ceiling light point, two wall lights, large double glazed window to the front aspect and sliding doors leading into

Kitchen/dining room

Kitchen fitted with matching wall and base units, a fitted island with breakfast bar, integrated appliances to include, double electric oven, 4 ring gas hob with extractor over, 1 1/2 bowl sink and drainer unit, dishwasher and under counter fridge, recess spotlights, dining area with ample space for table, radiator and double glazed sliding doors into the conservatory. A door leads out to the

Inner hall

With further coat and shoe storage, door to the rear garden, integral door into the garage and opening into the

Utility

With fitted base units, ample work surface space, sink and drainer unit, under counter space for washing and space for tumble dryer, wall mounted gas central heating boiler, double glazed window to the rear and door into

Downstairs W/C

With low flush w/c, wash hand basin with storage below and tiled splash back and tiled floor.

Garden room

With tiled floor, ceiling light point, power points, double glazed windows and doors leading out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, double glazed window, useful airing cupboard with radiator and fitted shelving, doors to

Bedroom 1

With fitted carpet, radiator, ceiling light point, double glazed window, loft hatch and built in wardrobes with sliding doors.

Bedroom 2

With fitted carpet, radiator, double glazed window, ceiling light point, built in wardrobes.

Bedroom 3

With fitted carpet, radiator, double glazed window, ceiling by light point and storage unit built in over the bulkhead.

Bathroom

A modern fitted suite with panelled bath, electric shower over and tiled surround, low flush w/c, wash hand basin with storage below, heated towel rail, recess spotlights, two double glazed window, tiled floor and wall mounted mirrored storage cabinet.

Outside

A fantastic south west facing rear garden with paved patio area private and perfect for entertaining, a small area of lawn, two areas laid to stone and enclosed by fencing. A useful outside storage shed. Outside power points and outside tap. To the front a brick paviour driveway leading to the electric roller door and with a larger stoned area providing further off road parking with brick walling. Garage with electric roller door to the front, light & power and door leading into the inner hall.

Directions

Proceed east out of Hereford on the A438 Whitecross Road, at the monument roundabout take the 4th exit onto Yazor Road and take the second left onto Sheridan Road, the property is then situated a short distance down on the left hand side as indicated by the agents for sale board.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band C

Water and drainage rates are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

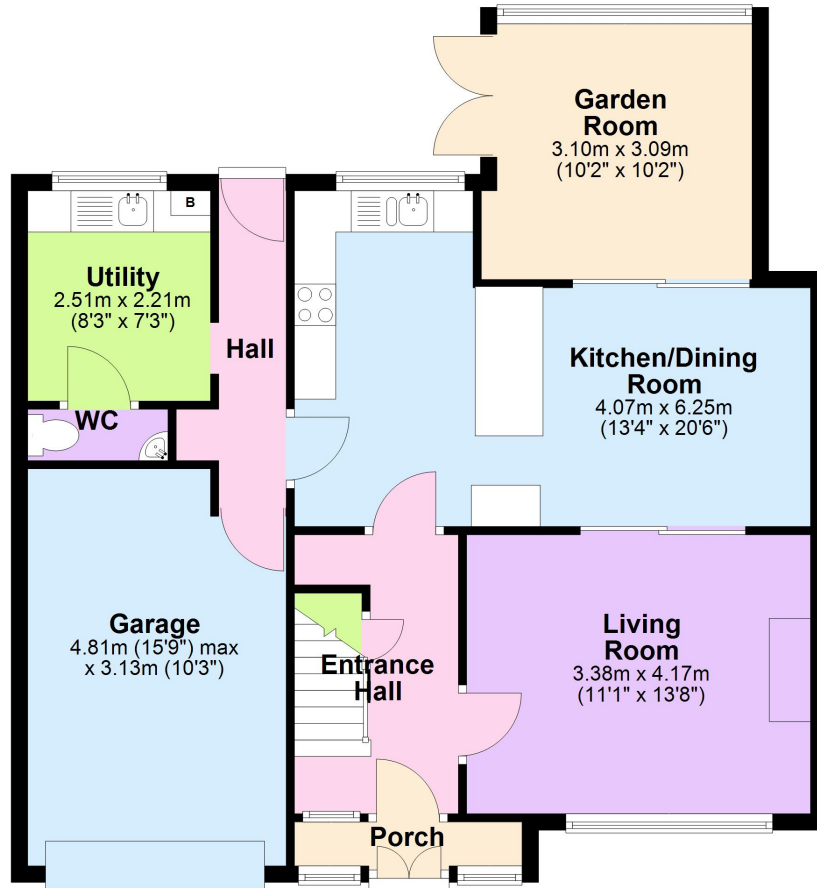
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

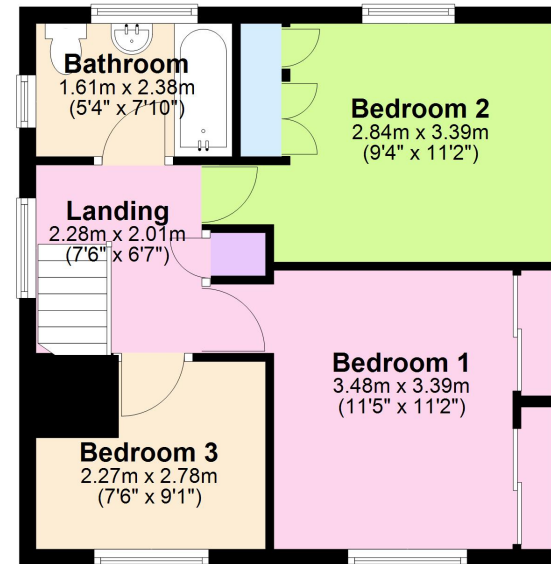
Ground Floor

Approx. 80.6 sq. metres (868.0 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.8 sq. feet)



Total area: approx. 132.5 sq. metres (1425.8 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	59	77
(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		EU Directive 2002/91/EC	