

FOR  
SALE



58 Hunderton Road, Hereford HR2 7AG

£375,000 - Freehold

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## PROPERTY SUMMARY

A newly refurbished 3 bedroom detached house offering ideal family accommodation situated in a convenient residential location. The property, which is offered For Sale with no onward chain, provides spacious accommodation with 3 bedrooms, 3 reception rooms, a superb fitted kitchen, modern bathrooms, lovely rear garden, a useful home office, gas central heating, garage and driveway parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *3 bedroom detached house*
- *Convenient residential location*
- *Beautifully presented throughout*
- *Modern kitchen & bathrooms*
- *Garage & driveway parking*
- *Enclosed rear gardens*
- *No onward chain*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Double glazed entrance door leading into the

#### Entrance Porch

Tiled floor, double glazed windows to the side aspect and wooden door leading into the

#### Spacious Reception Hall

Wooden flooring, carpeted stairs leading to the first floor, door and steps leading down to the CELLAR, radiator and smoke alarm.

#### Living Room

Wooden laminate flooring, radiator, frosted double glazed window to the front aspect, recessed spotlighting and limestone fireplace with slate hearth and Gazgo Reflex 75 log-effect gas fire.

#### Sitting Room

Wooden laminate flooring, double glazed window to the front aspect, 2 radiators, small access to the fusebox and limestone fireplace with slate hearth and Dovre Vintage 35 woodburning stove.

### Entrance Hall with door leading into the

#### Open-plan Dining/Family Space

With wooden laminate flooring, radiator, recessed spotlighting and opening into the Kitchen, sliding doors into the Sitting Room and sliding doors out to the rear garden and door leading into the

#### Downstairs Shower Room

With porcelain tiled floor, double width shower cubicle with mains fitment rainfall showerhead over, low flush WC, vanity wash hand-basin with storage under, frosted double glazed window to the rear aspect and built-in storage cupboard with fitted shelving, heated towel rail, recessed spotlighting and extractor.

#### Kitchen

An immaculate and newly fitted kitchen with matching wall and base units, laminate worksurfaces, stainless steel sink unit with mixer tap over, 4-ring gas hob, double electric oven, integrated slimline dishwasher, integrated wine-cooler, internal pull-out larder, 2 pull-out spice racks, wooden laminate flooring, recessed spotlighting, dual aspect double glazed windows to the side and rear and opening into the

#### Utility

Fitted wall and base units, laminate worksurface space, under-counter space and plumbing for washing machine and tumble dryer, space for free-standing fridge/freezer and space for under-counter fridge/freezer, double glazed window to the rear aspect, recessed spotlighting, radiator and double glazed door leading out to the rear garden.

#### First floor landing

Fitted carpet, dual aspect double glazed windows to the front and rear aspect with opening into the

#### Inner landing

With loft hatch, double glazed window to the rear aspect and door through to the

#### Bathroom

Suite comprising P-shaped panelled bath and mains fitment rainfall showerhead over, tiled surround, low flush WC, vanity wash hand-basin with storage below and to the side, heated towel rail, frosted double glazed window, radiator, wooden flooring, recessed spotlighting.

#### Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect.

#### Bedroom 2

Radiator, double glazed window to the front aspect.

#### Bedroom 3

Fitted carpet, electric radiator and double glazed window overlooking the rear aspect.

#### Outside

The beautiful rear garden contains 2 apple trees and 2 pear trees, mature loganberries and rhubarb and a net covered brassica cage. There is a recently installed greenhouse with automatic vents. Rockery with established acer trees, pond with goldfish and a large area of lawn enclosed by hedging and fencing to maintain privacy. Outside tap and 2 useful outside store sheds. There is also a superbly presented covered seating area, ideal for entertaining and side access to both sides of the property. To the front there are 2 private driveways enclosed by brick-walling and gates and the GARAGE has an up-and over door, electric and light points and door leading into the HOME OFFICE with feature woodburning stove and single glazed window to the rear and door leading out to the rear garden.

#### Services

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

#### Outgoings

Council tax band D - payable 2024/25 £2307.34.

Water and drainage - rates are payable.

#### Money laundering regulations

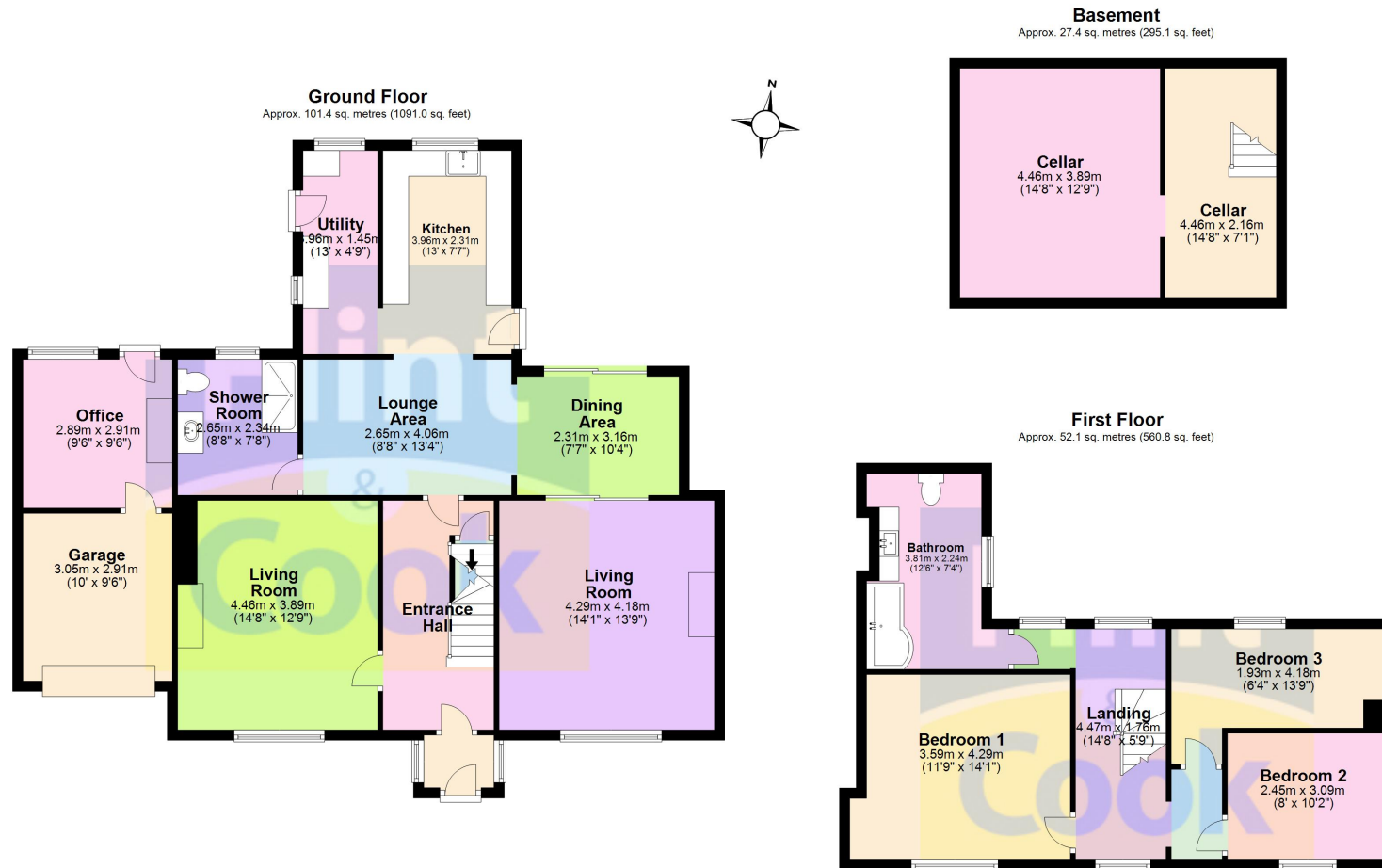
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

#### Viewing

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

#### Directions

Proceed south out of Hereford City along Greyfriars Bridge taking the 2nd exit towards Belmont, then take the 2nd turning on the right onto Hunderton Road, and at the roundabout take the second exit continuing on to Hunderton Road, the property is then situated on the right hand side as indicated by the agent's For Sale board. What3words - bats.relay.drill



Total area: approx. 180.9 sq. metres (1946.9 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>		
(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		78	48