

FOR
SALE



50 Cleeve Orchard, Hereford HR1 1LF

£365,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a well presented three bedroom detached house offering ideal family accommodation. The property has the added benefit of a garage, driveway parking, gas central heating, double glazing, a good sized garden, three bedrooms, two bathrooms, two reception rooms, oak doors throughout and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Ideal family home*
- *Detached 3 bedroom house*
- *Garage & driveway parking*
- *Well presented throughout*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance Hall

With wooden flooring, double glazed window to the side aspect, wall light, storage space for shoes and door leading into the

Kitchen/Breakfast Room

A modern fitted kitchen with matching wall and base units, quartz work surfaces, sink and drainer unit, 4 ring induction hob with extractor above, integrated appliances - oven, microwave, dishwasher and fridge/freezer and under counter space for a washing machine, fitted wooden breakfast bar with tiled splash back, wooden flooring, recessed spot lights, double glazed window to the front aspect, upright radiator door to the side aspect and an opening leading into the

Inner Hall

With wooden flooring, useful under stair storage cupboard, recessed spotlights, carpeted stairs leading up and doors to the

Dining Room

With oak flooring, radiator, double glazed window to the front aspect, coving and ceiling light point.

Ground Floor WC

With low flush WC, wash hand basin with storage under and splash back, radiator, ceiling light point, extractor and wooden flooring.

Living Room

With fitted carpet, coal effect gas fire place with feature surround, upright contemporary radiator, two ceiling light points, coving, double glazed window to the rear garden and double glazed doors onto the rear patio area.

First Floor Landing

With fitted carpet, loft hatch, double glazed window to the side aspect, airing cupboard with fitted wooden shelving and doors leading to

Master Bedroom

With fitted carpet, radiator, two ceiling light points, two double glazed windows to the rear aspect, built in wardrobe with sliding doors and oak door leading into the

Ensuite Shower Room

With fitted shower cubicle and mains fitment shower head, recessed spotlights, tiled surround, glass opening door, low flush WC, wash hand basin with storage under, heated towel rail, under floor heating, tiled floor, double glazed window.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, ceiling light point and built in wardrobe with fitted shelf and hanging rail.

Bedroom 3

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

Bathroom

With three piece suite comprising bath with black mains fitment shower head over, tiled surround, low flush WC, wash hand basin with storage under, heated towel rail, double glazed window, recessed spotlights and extractor.

Outside

To the front there is a good sized driveway providing off road parking for several vehicles leading to the up and over garage door. there is a further area laid to stone for ease and low maintenance with a pathway leading to the side access gate and a useful outside tap.

To the rear there is a large paved patio area perfect for entertaining with steps leading up to the remainder of the garden which is laid to lawn with a border of plants and shrubs and is enclosed by fencing.

There is an access door into the garage which has an up and over door to the front, light and power.

Directions

Proceed north out of Hereford along Holmer Road heading towards the Starting Gate roundabout, at the roundabout take the third exit onto Roman Road, then take the second left into Cleeve Orchard. Take the first right and the property is situated a short distance on the left hand side.

Agents Note

The property is within the catchment of Holmer Primary School which is rated 'Outstanding'.

Services

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

Outgoings

Council tax band E - £2,775.29 payable 2024/2025

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

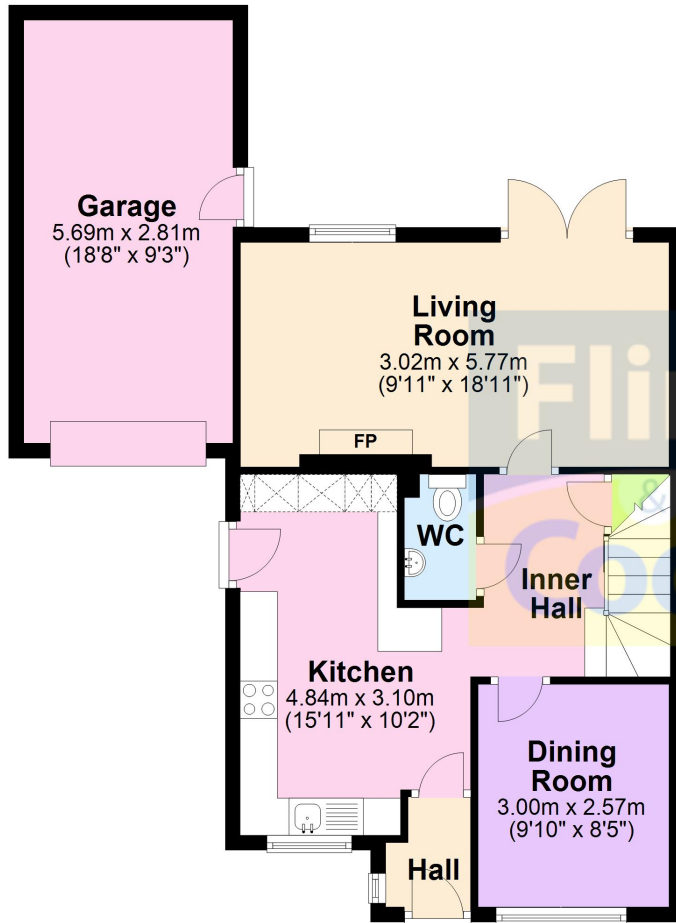
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

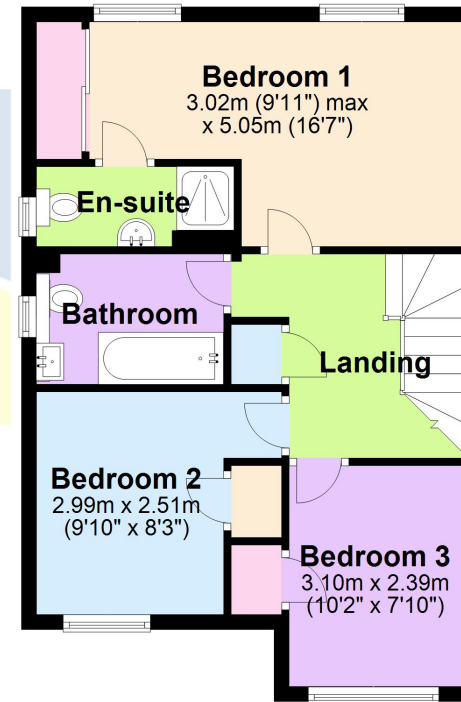
Ground Floor

Main area: approx. 49.6 sq. metres (534.1 sq. feet)
Plus garages, approx. 16.0 sq. metres (172.1 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)



Main area: Approx. 98.4 sq. metres (1059.5 sq. feet)

Plus garages, approx. 16.0 sq. metres (172.1 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		
		85
	71	

England, Scotland & Wales

EU Directive 2002/91/EC