

FOR  
SALE



35 Cider Press Drive, Hereford HR2 6RN

£295,000 - Freehold

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## PROPERTY SUMMARY

Pleasantly situated in this popular residential location, a deceptively spacious 4-bedroom 3-storey house offered for sale with no onward chain.

The property has gas central heating, double-glazing, generously sized living accommodation, single garage and we recommend an internal inspection.

## POINTS OF INTEREST

- *Outskirts of the City*
- *Spacious 3-storey house*
- *4 bedrooms (1 en-suite)*
- *2 large reception rooms*
- *Bathroom and shower room*
- *Enclosed garden, single garage*
- *No onward chain*
- *Ideal family home*



## ROOM DESCRIPTIONS

### Canopy porch

Entrance door to

### Spacious reception hall

Laminate flooring, radiator, carpeted staircase to first floor, window to front, understairs storage area, door to lounge/dining room, door to

### Downstairs cloakroom

Low flush WC, wash hand basin with tiled splashback, radiator, laminate flooring.

### Living/dining room

Laminate flooring, radiator, bay window to front with Venetian blinds, spotlighting, large square arch through to

### Kitchen/breakfast room

1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, ample worksurfaces with glass splashbacks, tiled floor, Rangemaster cooker with 5-ring gas hob, glass splashback and cooker hood, space with plumbing for washing machine, built-in dishwasher, window overlooking the rear garden, recessed spotlighting, wall mounted gas central heating boiler, space for American-style fridge/freezer, breakfast bar, radiator, double-glazed double doors to rear patio and garden.

### First Floor Landing

Carpet, radiator, window to front, door to

### Lounge

A light and airy room with carpet, 2 radiators, coved ceiling, window and double French doors with Juliette balcony to the rear.

### Shower room

Shower cubicle with glazed folding door, low flush WC, pedestal wash hand basin, vinyl flooring, radiator, partially tiled wall surrounds, recessed spotlighting, extractor fan.

### Bedroom 4/study

Carpet, radiator, window to front.

### Second Floor Landing

Carpet, large access hatch to loft space with pull-down ladder, built-in airing cupboard, door to

### Bedroom 1

Carpet, radiator, window to front, range of built-in wardrobes with mirror sliding doors, door to En-suite Shower Room having shower cubicle with glazed folding door, pedestal wash hand basin with mirror and shaver socket over, low flush WC, radiator, window to front, vinyl flooring.

### Bedroom 2

Carpet, radiator, window to rear.

### Bedroom 3

Carpet, radiator, window to rear.

### Family bathroom

Suite comprising panelled bath with hand grips and partially tiled wall surround, pedestal wash hand basin and low flush WC, shaver socket, vinyl flooring, recessed spotlighting, extractor, radiator.

### Outside

To the front of the property there is a small garden with paved pathway leading to the front entrance door.

To the immediate rear of the property there is a paved patio providing a perfect entertaining space. The remainder of the garden is laid to lawn and enclosed by fencing and walling to maintain privacy. There is a rear access gate leading to the Single Garage providing ample storage space.

### Services

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

### Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage - metered supply.

### Viewing

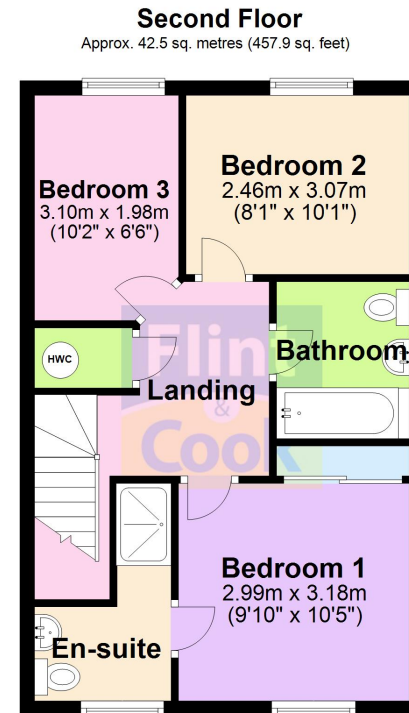
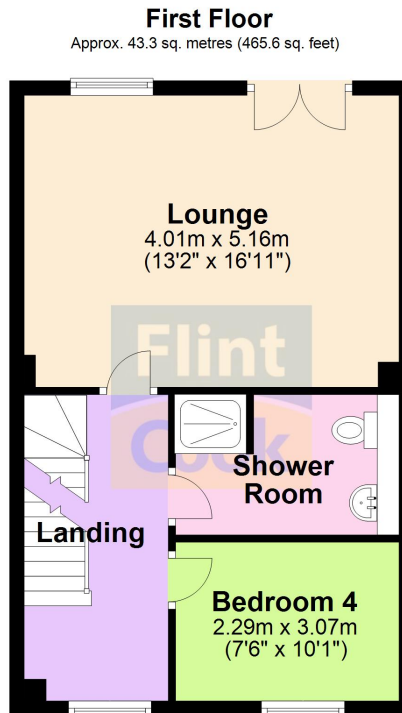
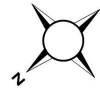
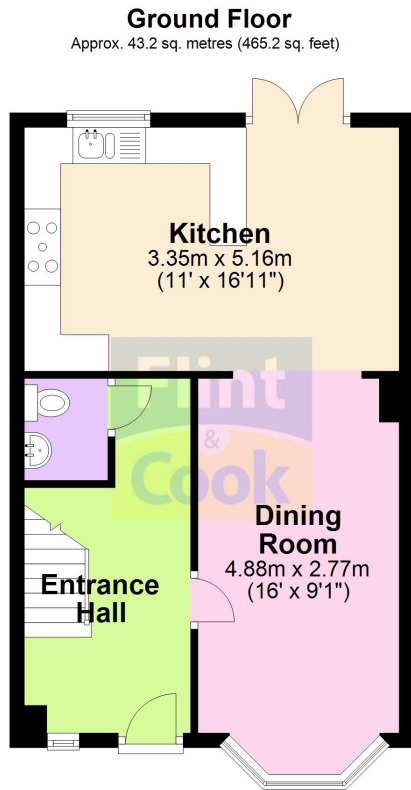
Strictly by appointment through the Agent, Flint & Cook, (01432) 355455.

### Directions

Proceed south out of Hereford on the A49 Ross Road. After passing the Broadleys public house turn left at the traffic lights onto Bullingham Lane. Proceed straight over the roundabout and number 35 Cider Press Drive is immediately on your right-hand side.

### Money laundering regulations

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



Total area: approx. 129.0 sq. metres (1388.7 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+)	<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		
	76	86
England, Scotland & Wales		