

FOR  
SALE



8 Derwent Drive, Hereford HR4 9PS

£269,500 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location, a well presented three bedroom semi detached home offering ideal first time/ small family accommodation. The property which has been extended to the ground floor comprises, two reception rooms, kitchen, downstairs w/c, three bedrooms, modern bathroom, enclosed rear garden and part converted garage. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Semi detached house*
- *Ideal first time buyer/ small family accommodation*
- *Three bedrooms, 2 receptions, downstairs W/C*
- *Part converted garage & enclosed rear garden*
- *Gas central heating & double glazing*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

With double glazed sliding doors leading into

### Entrance porch

With ceiling light point, laminate flooring and upvc door into

### Entrance hallway

With laminate flooring, radiator, space for coat and shoe storage, carpeted stairs leading up with useful under stair cupboards, gas central heating thermostat and doors to

### Living room

With fitted carpet, radiator, electric fireplace with feature surround, double glazed window to the front aspect with fitted blind, ceiling light point and bi-folding doors opening into the

### Dining room

With fitted carpet, radiator, ceiling light point, french doors into the kitchen and door into

### Utility area/study

Previously the kitchen, with all plumbing and space to create a good sized utility room or a flexible space that can be used as a study area with laminate flooring, double glazed window, large pantry cupboard and doors to

### Downstairs W/C

With low flush w/c, wash hand basin, wall mounted gas central heating boiler, extractor and laminate flooring

### Kitchen

Fitted kitchen with matching wall and base units, ample work surface space, sink and drainer unit, breakfast bar, free standing electric cooker with extractor above, space for freestanding fridge/freezer, under counter space for washing machine and dishwasher, radiator, double glazed windows and door to the rear garden, ceiling light point.

### First floor landing

With fitted carpet, loft hatch with pull down ladder (partially boarded), double glazed window and doors to

### Bathroom

A modern fitted bathroom with white three piece suite comprising panelled bath with matte black electric rainfall shower head over, wash hand basin with storage below, low flush w/c, heated towel rail, tiled floor and part tiled surround, ceiling light point, double glazed window and extractor.

### Bedroom 1

With fitted carpet, radiator, double glazed window, ceiling light point, airing cupboard with water cylinder and fitted shelving.

### Bedroom 2

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

### Bedroom 3

With fitted carpet, radiator, double glazed window, fitted wardrobe and shelving over the bulkhead.

### Outside

To the front a relatively low maintenance garden laid to stone for ease and low maintenance with an array of plants and shrubbery with two paved paths leading to the front door and side access gate. To the rear a paved pathway provides access to the side and to a paved patio area to the rear of the garden with wooden pergola, it also provides access to the personal door into the rear of the garage which has been converted to a useable room and to the rear access gate. The remainder of the garden has a small area of lawn, a small area of artificial grass. Useful outside tap.

### Garage

To the front there is a small store for storage with up and over door. The converted home office to the rear of the garage has light and power, currently used as a sitting/snug room but could be utilised as a home office with internet point directly leading in, double glazed window and fitted carpet.

### Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 4th exit onto Yazor Road, proceed along yazor road and take the first left turning after the traffic lights on to Windemere Road and the left first left onto Derwent Drive, the property is situated a short distance down on the right hand side.

### 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 are payable.

### Viewing

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

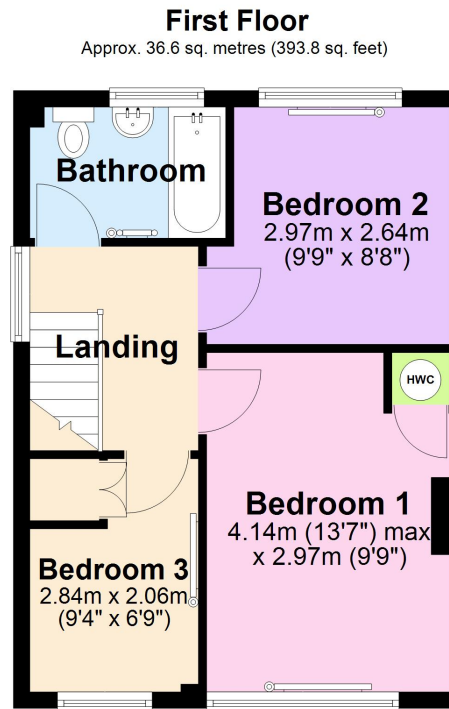
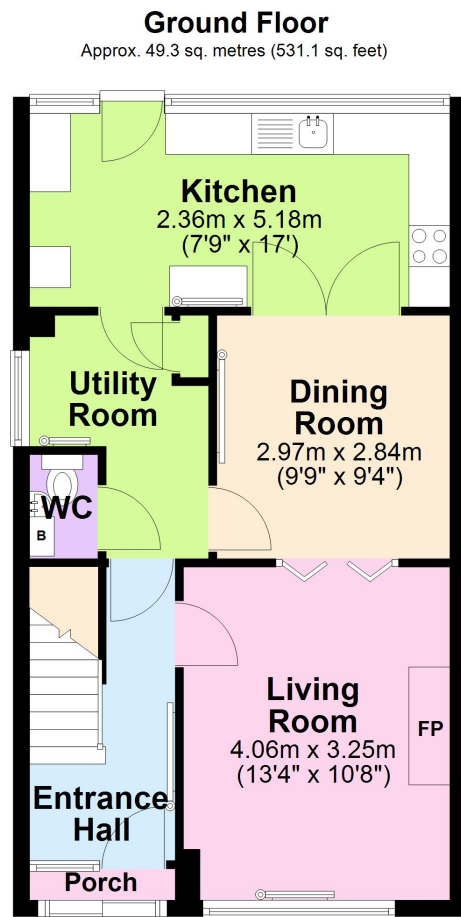
### Money Laundering Regulations

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

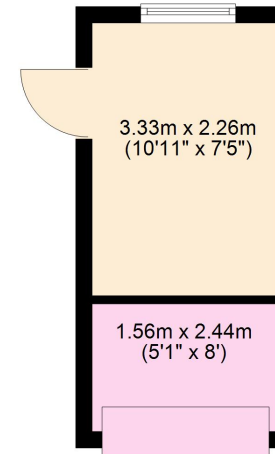
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



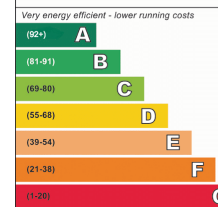
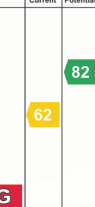
**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 3.8 sq. metres (40.9 sq. feet)  
Plus outbuildings, approx. 7.5 sq. metres (80.9 sq. feet)



**Main area: Approx. 85.9 sq. metres (924.9 sq. feet)**  
Plus garages, approx. 3.8 sq. metres (40.9 sq. feet)  
Plus outbuildings, approx. 7.5 sq. metres (80.9 sq. feet)

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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				
England, Scotland & Wales				
EU Directive 2002/91/EC				