

FOR  
SALE



72 Campbell Road, Hereford HR1 1AD

£279,950 - Freehold

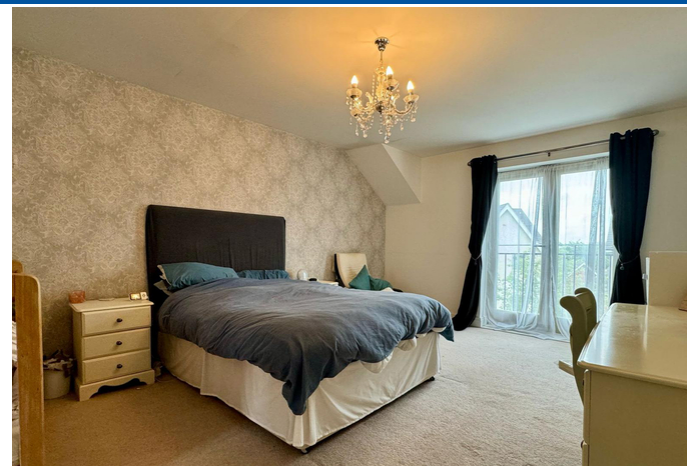
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this popular residential location, a 3-storey Townhouse offering ideal family accommodation. The property has the added benefit of 3 generously sized double bedrooms (1 with dressing area and en-suite), low maintenance southfacing rear garden, garage, driveway parking and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *3-Storey Townhouse*
- *3 Bedrooms (1 en-suite)*
- *Garage & driveway parking*
- *Must be viewed!*
- *South facing garden*
- *Popular residential location.*



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door leading into the

### Entrance Hallway

With mat-well, fitted carpet, smoke alarm, fuseboard, radiator, gas central heating thermostat, carpeted stairs leading to the first floor and door leading into the

### Living Room

Fitted carpet, 2 radiators, double glazed window to the front aspect with fitted blind, useful understairs storage cupboard and door leading into the

### Inner Hallway

Wood-effect flooring, radiator and door leading to the

### Downstairs WC

Low flush WC, pedestal wash hand-basin with tiled splashback, extractor, radiator, vinyl flooring.

### Kitchen/Dining Room

Fitted with matching wall and base units, ample worksurfaces, stainless steel 1½ bowl sink and drainer unit, 4-ring gas hob with extractor over, electric oven, under-counter space for washing machine, space for a free-standing fridge/freezer, cupboard housing the gas central heating boiler, recessed spotlighting, extractor, wooden flooring, radiator, double glazed French doors leading out to the rear garden.

### First floor landing

Fitted carpet, double glazed window, radiator, stairs leading up to the second floor, smoke alarm, large storage cupboard and doors leading into

### Bedroom 3

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

### Bedroom 2

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

### Bathroom

Suite comprising panelled bath with mains fitment shower over, tiled surround, low flush WC, pedestal wash hand-basin with tiled splashback, radiator, vinyl flooring, recessed spotlighting, extractor and opaque double glazed window to the rear aspect.

### Second floor landing

Fitted carpet, smoke alarm and door leading into the

### Master Bedroom

Fitted carpet, 2 radiators, double glazed French doors with JULIET BALCONY and opening into the DRESSING AREA with fitted carpet, radiator, double glazed window to the rear aspect, double built-in wardrobes with opening doors and triple built-in wardrobe with sliding mirrored doors and door leading into the EN-SUITE SHOWER ROOM with double-width shower cubicle and electric showerhead over, tiled surround, heated towel rail, pedestal wash hand-basin with tiled splashback, low flush WC, recessed spotlighting, vinyl flooring and extractor

### Outside

To the rear of the property there is a well-presented low maintenance garden with paved patio area and paved pathway leading to a rear access gate. There is an area of stone for ease and low maintenance with steps leading up to a raised decked area - perfect for entertaining. The remainder of the garden is laid to lawn, enclosed by fencing and is predominantly southfacing providing the ideal suntrap. Useful outside tap. Separate to the house there is the GARAGE with up-and-over door and parking in-front.

### 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 - metered supply.

### 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

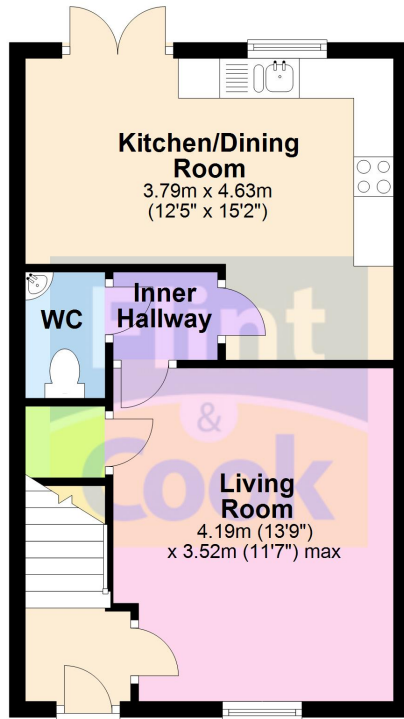
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed north out of Hereford along Edgar Street and continue to the mini-roundabout and take the 3rd exit and continue to the next mini-roundabout and take the 1st exit over the bridge. Take the 1st exit at the next mini-roundabout along College Road, continue along this road to the traffic lights and turn right onto Venns Lane. Continue along Venns Lane passing the Royal National College for the Blind and take the left hand turn onto Campbell Road, continue past The Point 4 on the left hand side and continue around the bend and the property is located on the left hand side, as indicated by the Agent's FOR SALE board.  
What3words - motel.mobile.leader

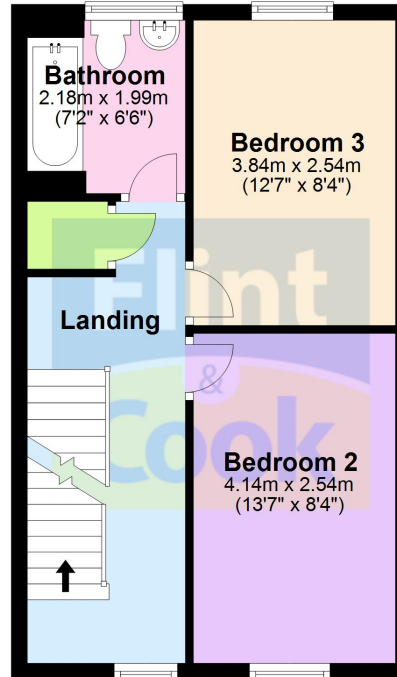
### Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



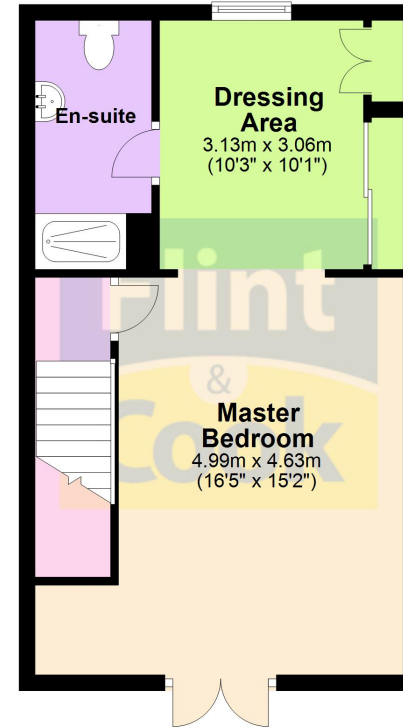
### First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



### Second Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 112.3 sq. metres (1208.3 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>	89
(69-80)	<b>C</b>	77
(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		
EU Directive 2002/91/EC		