



80 Three Elms Road, Hereford HR4 0RJ

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A traditional 1930's detached property comprising, spacious reception hall, living room, snug/second reception, dining room, kitchen/breakfast room, utility, conservatory, master bedroom suite with en-suite shower, three further bedrooms, office/nursery, attic room, gardens, tandem double garage and off road parking for numerous vehicles.

£599,950



Situation and Description

A rare opportunity to acquire a well presented traditional 1930's detached property in one of Hereford's sought after locations comprising, spacious reception hall, living room, snug/second reception, dining room, kitchen/breakfast room, utility, conservatory, master bedroom suite with en-suite shower, three further bedrooms, office/nursery, attic room, delightful established gardens, tandem double garage and off road parking for numerous vehicles.

Three Elms road is a sought after residential area approximately 1.5 miles west of Hereford City and the area has an excellent range of amenities close by including schools, public house, one stop shops, butchers, supermarket, retail outlet, walks and a regular bus service to the City.

OVERVIEW

In more detail the property comprises:
Door to:

Large Entrance Porch

With ceramic floor, and light.
Hardwood front door leads to:

Spacious Reception Hall

With traditional oak flooring, radiator with ornate surround, large under stairs storage facility, and picture rail.
Door through to:

Living Room

5.70m x 3.95m (18' 8" x 13' 0") into bay window which is double glazed.
Having feature fireplace with ornate surround, inset coal effect gas fire, picture rail, large double panelled radiator, and wall light point.

Snug/Second Reception Room

3.95m x 5.16m (13' 0" x 16' 11")

With period fireplace with attractive hardwood surround, raised hearth, coal effect fire, large panelled radiator, pleasant outlook to the rear garden, and picture rail.

Dining Room

3.64m x 2.91m (11' 11" x 9' 7")
With radiator, power points, and window with outlook to the front towards Three Elms Road.

Kitchen/Breakfast Room

5.22m x 3.79m (17' 2" x 12' 5")
The kitchen Area:
Being fitted with a traditional range of units comprising 1.5 bowl sink, cupboards below incorporating an integrated dishwasher, granite working surfaces with drawers and cupboards below, original fireplace with inset RangeMaster cooker with ceramic hob, ovens beneath and attractive oak surround, storage either side, quarry tiled floor, range of eye level wall cupboards, large walk-in pantry with original cold shelf, shelving, and quarry tiled floor.
Archway through to:
Breakfast Area:
With radiator.
Door to:

Utility

Housing the Worcester wall mounted gas boiler serving domestic hot water and central heating, and below there is space and plumbing for washing machine.
From the breakfast area, sliding double glazed patio doors lead to:

Conservatory

3.53m x 4.44m (11' 7" x 14' 7")
Of uPVC double glazed construction over a bricked plinth and having slate flooring, panelled radiator, power points, and double french style doors opening to rear garden.

A most attractive half twist staircase with feature banister leads to:

FIRST FLOOR

Landing

Having a large airing cupboard with lagged hot tank and fitted immersion heater, shelving over, and picture rail.
Door to:

Master Bedroom Suite

4.96m x 3.36m (16' 3" x 11' 0") into bay window which is double glazed.
With radiator, power points, full length floor to ceiling fitted wardrobes with mirrored fronts, and hanging rail and shelving.
Door to:

En-Suite Shower Room

Incorporating a corner shower, with Triton Electric shower, enclosed low flush WC, pedestal wash hand basin, radiator/towel rail, window to side and extractor fan.

Bedroom 2

3.64m x 3.97m (11' 11" x 13' 0")
With original period fireplace, radiator, power points, picture rail, recessed wardrobe cupboard, and window with outlook the rear garden and beyond.

Bedroom 3

3.96m x 3.07m (13' 0" x 10' 1")
With vanity wash hand basin to one corner with tiled surround, picture rail, radiator, views to the rear garden, recessed built-in wardrobe cupboard with hanging rail, and feature period fireplace.

Bedroom 4

3.64m x 2.91m (11' 11" x 9' 7")
With radiator, power points, picture rail, corner period fireplace and window with outlook to the front towards Three Elms Road.



OUTSIDE

The property is approached from Three Elms Road onto a large tarmac driveway which leads down the side of the property providing ample carparking. The front garden has been hard landscaped to provide further parking and storage area, but is attractively surrounded by mature shrubs and ornamental trees giving privacy to the front of this property. From here there's some mature hedging and large timber gate which opens up giving access around the side of the property to the rear. Blocked paving leads to the garage. The rear garden gives a beautiful feature to this property with an abundance of mature trees and shrubs which have been established over many years, with a large central lawn garden area, with well stocked borders either side, and the property is given added privacy to one side with mature conifer hedging and a raised patio sun terrace to one area takes full advantage of the evening sun. The garden is boundaried by a mixture of timber fencing and mature hedging, also to one corner of the garden there is a useful garden store.

Large Double Tandem Garage

3.75m x 9.8m (12' 4" x 32' 2")

With electronic roller door, power and light and personal door giving direct access to the garden.

Directions

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elm Road and the property can be found on the right hand side as indicated by the Agents For Sale board. For those who use 'What3words'///wing.retail.inspector

Services

All mains services are connected to the property

Tenure

Freehold



Office/Nursery

1.34m x 3.35m (4' 5" x 11' 0")

With window to front, and power points.

Family Bathroom

Fitted with a suite comprising panelled bath with Triton electric shower over, low flush WC, pedestal wash hand basin, radiator/towel rail, extractor fan, and window to side.

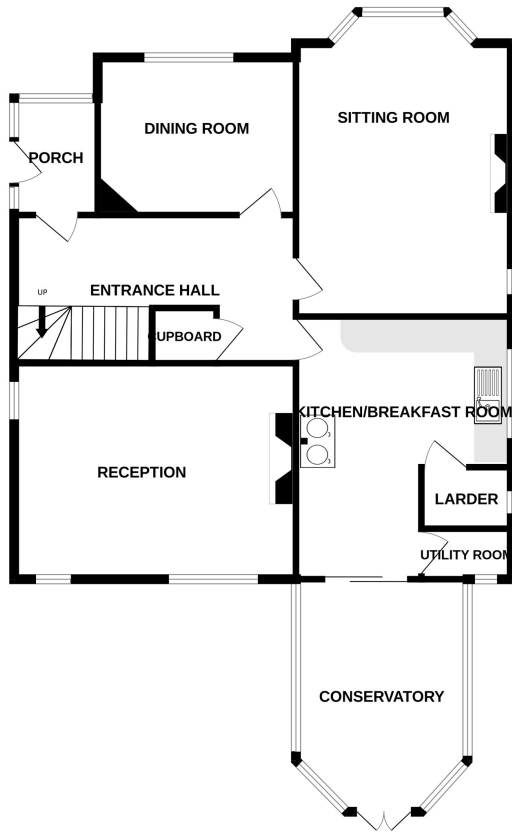
A floating staircase gives access to:

Attic Room

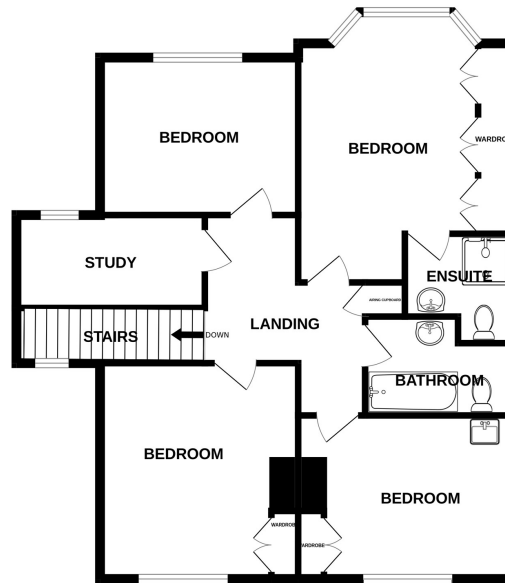
4.66m x 4.46m (15' 3" x 14' 8")

With skylight, ideal for storage and doors giving access to further attic storage either side.


GROUND FLOOR
1075 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.1 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		73
C		
(55-68)	58	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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