

FOR
SALE



16 Oatfield Close, Three Elms, Hereford HR4 0RP

£349,500 - Freehold

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PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought-after location, a deceptively spacious 3 bedroom extended semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, downstairs shower room/WC, good size rear garden, garage and ample parking, generously sized living accommodation and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought-after location*
- *Deceptively spacious 3 bedroom extended semi-detached house*
- *3 Receptions*
- *Fitted kitchen, utility & shower room*
- *Good size rear garden*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Partially double glazed entrance door through to the

Spacious open-plan Dining Hall

Woodstrip flooring, double glazed window to the front aspect, carpeted staircase to the first floor, radiator, large double glazed window to the front, feature woodburning stove and open-plan access to the

Large Living Room

Woodstrip flooring, radiator, high level double glazed side window, range of lighting, dome ceiling light providing ample natural light, 2-way chimney breast with woodburning stove and hearth below and bi-fold doors opening onto the rear patio and garden.

Fitted Kitchen

With 1½ bowl sink unit and mixer tap over, range of wall and base cupboards, ample solid wood worksurfaces with splashbacks, double glazed window overlooking the rear garden, recessed spotlighting, radiator, under-cupboard lighting, range of integrated appliances including double oven, 4-ring gas hob with cookerhood over and fridge/freezer and mini-dishwasher, woodstrip flooring and glazed panelled door to the

Utility Room

Single drainer sink unit, wall cupboards, window and door to the rear garden, space and plumbing for washing machine, ample storage space and radiator and sliding door to the garage with scope to convert into additional living accommodation, subject to necessary consent.

Study/Bedroom 4

Woodstrip flooring, radiator, double glazed window to the front aspect with Venetian blind, recessed spotlighting and door to the

Downstairs Shower Room/WC

Large corner shower cubicle with glazed sliding doors, vanity wash hand-basin with storage below and splashback, low flush WC, woodstrip flooring, ladder style towel rail/radiator, recessed spotlighting and extractor fan.

First floor landing

With access hatch to loft space and door to

Bedroom 1

Fitted carpet, radiator, double glazed window overlooking the rear garden and range of fitted wardrobes with mirrored sliding doors and decorative wall.

Bedroom 2

Fitted carpet, radiator, double glazed window overlooking the rear garden and decorative wall.

Bedroom 3

Bathroom

Suite comprising P-shaped bath with shower unit over and glazed screen, low flush WC, vanity wash hand-basin with storage below, splashback and wall mirror over, double glazed side window, extractor fan, ladder style towel rail/radiator and useful store/airing cupboard with shelving to the side.

Outside

To the immediate rear of the property there is a porch with storage area, ideal as a wood-store and then this leads onto a good size paved patio area providing the perfect entertaining space and with the rear garden facing southwest it also offers an ideal suntrap. Steps then lead onto the main garden which is laid to lawn, bordered by flowers and shrubs, well enclosed by high fencing to maintain privacy with steps then leading to a further garden with mature trees and access to a further garden area which was purchased several years ago to provide extra space, perfect for a chicken enclosure or vegetable plot with useful greenhouse in the corner and all enclosed by fencing and hedging to maintain privacy. There is also a useful further timber garden shed and ornamental fishpond. To the front of the property there is a lawned garden with large driveway to the side providing ample off-road parking and also leading up to the GARAGE with remote control electric roller door, power and light points, ample storage space and internal door to the Utility Room.

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 - rates are payable/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.

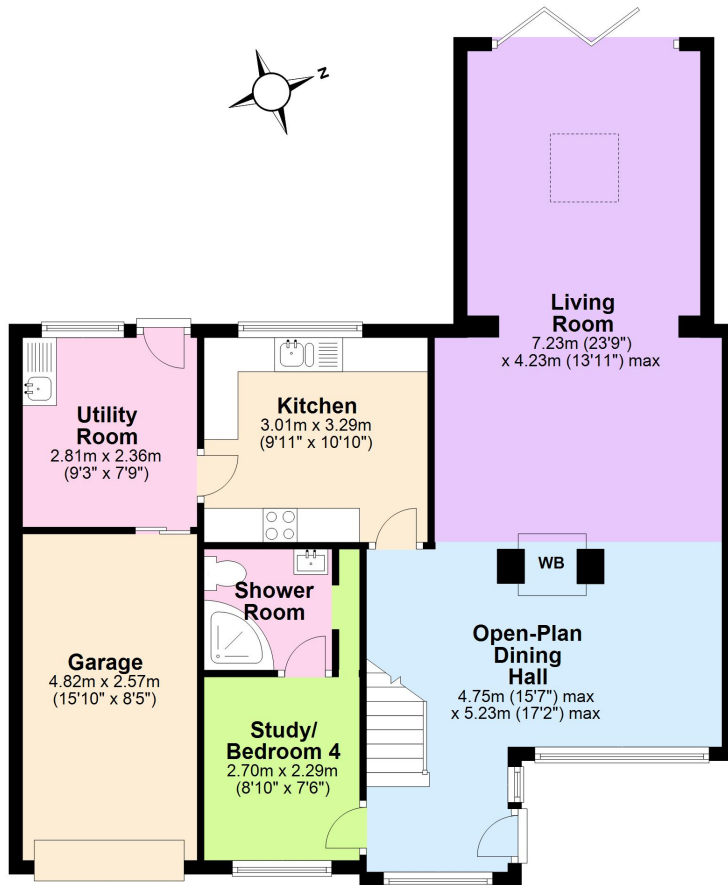
Viewing

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

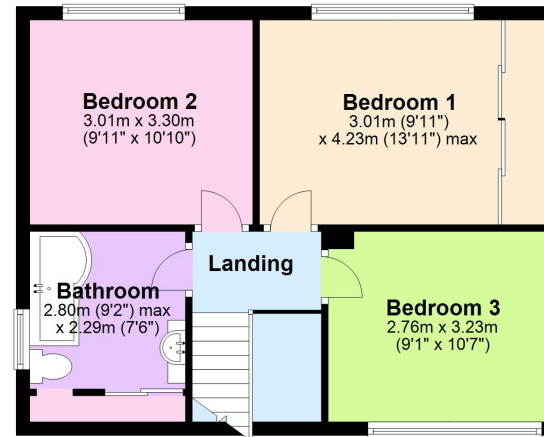
Directions

Proceed west out of Hereford city centre along Whitecross Road, taking the 3rd exit at the monument roundabout on to Three Elms Road. Take the 2nd left into Oatfield Close. What3words - deep.spike.carbon

Ground Floor
Approx. 89.0 sq. metres (957.8 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 134.0 sq. metres (1442.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

16 Oatfield Close, Hereford

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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 | | | |
| | | 70 | 80 |
| England, Scotland & Wales | | | |