

FOR  
SALE



8 Johns Croft, Hampton Park, Hereford HR1 1TE

£445,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this highly sought after cul-de-sac position, a spacious 4 bedroom detached house offering ideal family accommodation. Although in need of some modernisation, the property which is offered for sale with no onward chain, has the added benefit of gas central heating, generously sized living accommodation, private rear garden, double garage and ample parking. To fully appreciate this property we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *En-suite bathroom*
- *Spacious 4 bedroom detached house*
- *Double garage & driveway parking*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy Porch

With outside light and entrance door to

### Reception Hall

With fitted carpet, radiator, coved ceiling, useful store cupboard, central heating thermostat, stairs to the first floor, radiator and door to the

### Ground Floor Cloakroom

With low flush WC, pedestal wash hand basin with tiled splash back and wall mirror over and a glazed window with vertical blinds.

### Lounge

With fitted carpet, coved ceiling, 2 radiators, range of lighting, feature fireplace with hearth, display mantle and built in gas coal effect gas fire, a glazed window to the rear, double glazed patio door to the rear patio and garden and double doors to the

### Dining Room

With double radiator, coved ceiling, glazed window to the front aspect, double glazed sliding patio door to the side and open plan access to the

### Kitchen

With single drainer sink unit, a range of wall and base cupboards, ample work surface space with tiled splash backs, radiator, built in oven and hob with cooker hood over, free standing dishwasher and refrigerator, radiator, access door from the reception hall and large cupboard with shelving.

### Utility Room

With single drainer sink unit, base cupboards with work surfaces over, space and plumbing for a washing machine, a glazed window to the rear, under stairs store cupboard, recently updated wall mounted gas central heating boiler and partially glazed door to the

### Garden Room/Conservatory

Of uPVC construction with double glazed windows, door to the rear garden and an internal door to the double garage.

### First Floor Landing

With glazed windows to the side and rear, access hatch to the loft space and a door to the walk in airing cupboard with shelving.

### Bedroom 1

With radiator, glazed window to the front aspect, 2 built in double wardrobes and door to the

### En-suite Bathroom

With suite comprising bath with an electric shower unit over, bidet, low flush WC, pedestal wash hand basin, wall mirror, shaver and light point, radiator and glazed window.

### Bedroom 2

With radiator, glazed window to the rear and built in double wardrobe.

### Bedroom 3

With radiator, glazed windows to the front and side aspects and built in wardrobe.

### Bedroom 4

With radiator, glazed window to the rear, built in double wardrobe.

### Shower Room

With suite comprising, shower cubicle with sliding door, low flush WC, pedestal wash hand basin with wall mirror, shaver and light point over, glazed window and further wall mirrors.

### Outside

To the immediate rear of the property there is a good sized paved patio area with overhead pergola with steps to the remainder of the main garden which is laid to lawn and enclosed by walling, hedging and fencing to maintain privacy. There is a useful outside tap, side access, a timber garden shed and further enclosed garden area to the side of the property accessed from the dining room.

To the front of the property there is a good sized long garden with a double width driveway to the side providing ample off road parking leading up to the

### Double Garage

With remote control doors, power and light points, ample storage space and internal door to the garden room.

### Services

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

### Outgoings

Council tax band F - £3,332.82 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed east out of Hereford city centre along Barr Street continuing to St Owen's Street then turning right onto Eign Road under the bridge then taking the second turning on the left hand side into Vineyard Road and then after approximately 400 Yards turn left into John's Croft.

### Viewings

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

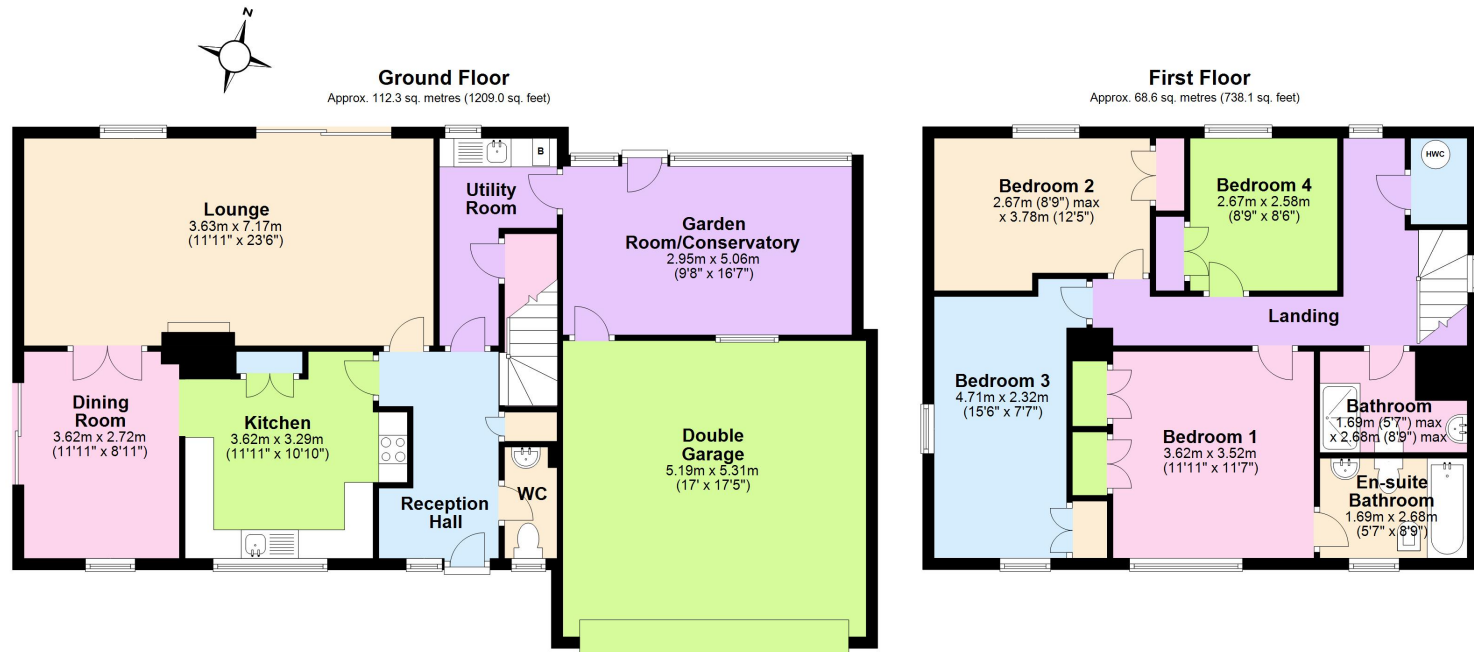
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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



Total area: approx. 180.9 sq. metres (1947.1 sq. feet)

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

**8 Johns Croft, 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				
England, Scotland & Wales			EU Directive 2002/91/EC	