

FOR  
SALE



5 Russell Close, Venns Lane, Hereford HR1 1DJ

£365,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this highly sought after location, a deceptively spacious 3 bedroom detached house offering ideal family or retirement accommodation. The property has the added benefit of gas central heating, double glazing, generously sized living accommodation, private rear garden, views across Hereford city and we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Deceptively spacious 3 bedroom house*
- *2 reception rooms, kitchen, utility & WC*
- *Private rear garden*
- *Ideal for family living or retirement*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance Porch

Accessed through a uPVC double glazed entrance door and having a tiled floor, storage space and glazed panelled door through to the

### Spacious Reception Hall

With fitted carpet, stairs to the first floor, under stair storage area, coved ceiling, radiator with decorative cover and door to the

### Lounge

With fitted carpet, coved ceiling, radiator, large double glazed window to the front aspect and partially glazed double folding doors through to the

### Dining Room

With fitted carpet, radiator, coved ceiling, large double glazed patio door to the rear decking and garden and partially glazed door to the

### Kitchen/Breakfast Room

With single drainer sink unit and mixer tap over, range of wall and base cupboards, ample work surfaces with tiled splash backs, tiled floor, double glazed window and door through to the conservatory, recessed spotlighting, eye-level glass display cupboards, breakfast bar with radiator below, built in oven and 5 ring gas hob with cooker hood over, built in microwave and dishwasher, space for an upright fridge/freezer, partially glazed access door from the reception hall and access to the

### Conservatory

of uPVC construction with radiator, easy to maintain flooring, 2 single doors to the rear decking and garden and doors to both cloakroom and the utility room.

### Cloakroom

With low flush WC, wash hand basin with tiled splash back, double glazed window, radiator

### Utility Room

With single drainer sink unit, a range of wall and base cupboards, ample work surfaces, space and plumbing for an automatic washing machine and tumble drier, glazed side window, radiator, ample storage space and an internal door through to the garage.

### First Floor Landing

With fitted carpet, double glazed side window, coved ceiling, built-in storage cupboard with shelving and large access hatch to the loft space with pull down ladder and partially boarded for ample storage.

### Bedroom 1

An impressive light and airy room with fitted carpet, radiator, coved ceiling, a range of fitted wardrobes and large double glazed window to the rear enjoying a fine view across Hereford city with countryside in the distance.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and space for wardrobes.

### Bedroom 3

With fitted carpet, radiator, coved ceiling and double glazed window to the front aspect.

### Bathroom

With white suite comprising a panelled bath with shower unit over and glazed screen, pedestal wash hand basin with mirror fronted medicine cabinet over, low flush WC, double glazed window, partially tiled wall surround, vinyl flooring and ladder style towel rail/radiator.

### Outside

To the front of the property there is a lawned garden bordered by flowers and shrubs with brick paved driveway to the side providing off road parking leading to the

Garage - with up and over door, power and light points, combination boiler, ample storage space and an internal door to the utility room.

To the immediate rear of the property there is a decked area providing the perfect entertaining space which leads on to the rear garden which is mainly laid to lawn and is bordered by flowers, shrubs and a mixture of trees and all enclosed by fencing to maintain privacy.

There is also a useful timber garden shed, summer house and side access.

### Services

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

### Outgoings

Council tax band E - £2,820.09 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city along Commercial Road, crossing over the railway bridge onto Aylestone Hill, at the top of the hill at the mini roundabouts turn left onto Venns Lane and after approximately 600 yards turn left into Russell Close.

### Viewings

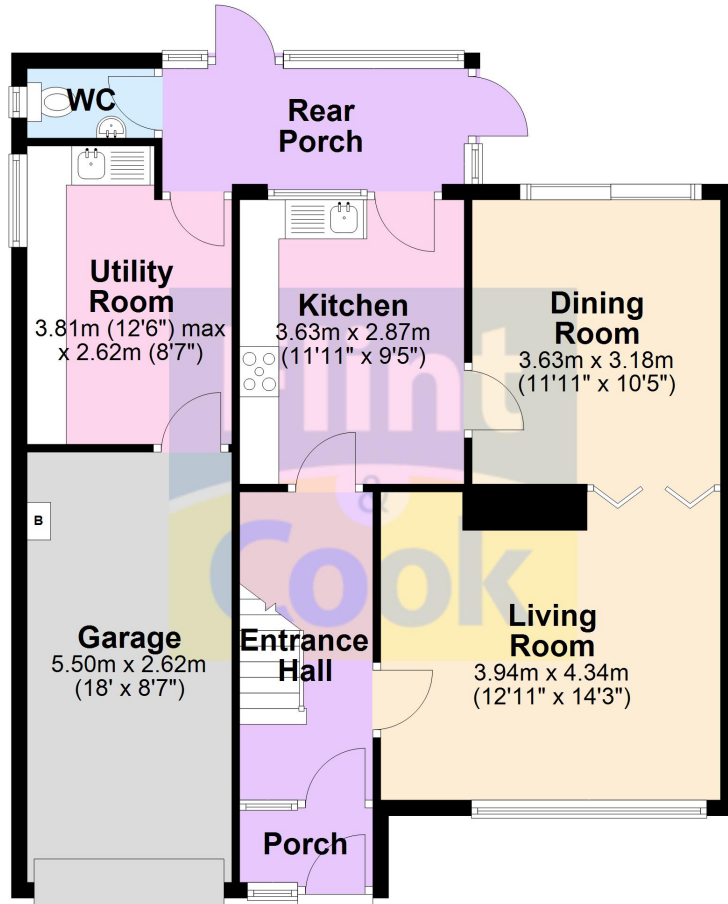
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Money Laundering Regulations

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

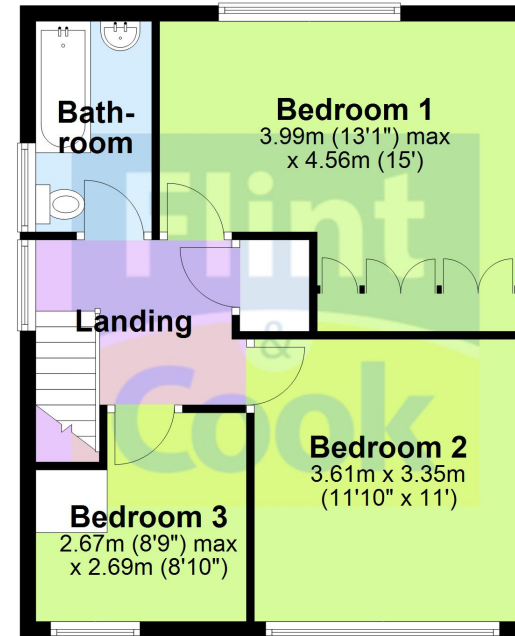
## Ground Floor

Main area: approx. 66.6 sq. metres (717.0 sq. feet)  
Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)



## First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)



Main area: Approx. 113.8 sq. metres (1224.6 sq. feet)

Plus garages, approx. 14.4 sq. metres (154.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83 70
(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		