

FOR
SALE



9 Cumberland Place, Bobblestock, Hereford HR4 9QA

£319,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

A detached house which is quietly located in a cul-de-sac position on a popular development about a mile and a half northwest of the Cathedral City of Hereford. There is an excellent range of local amenities including a range of shops, supermarket, doctors surgery, bus service, public houses, and primary and secondary schools.

The property was constructed in the late 1970s and has replacement double-glazing, and previously had gas air-ducted central heating which is now not operational, there is an electric heating system. The property does require a degree of updating, but will make an ideal family home, having a good size conservatory, off-road parking, garage and good-size garden designed for ease of maintenance, being paved.

POINTS OF INTEREST

- *Attractive detached house*
- *Cul-de-sac position*
- *4 bedrooms*
- *In need of some updating*
- *Double-glazing, Garage*
- *Low maintenance garden*



ROOM DESCRIPTIONS

Ground floor

Canopy porch

Door to

Entrance hall

Electric heater.

Cloakroom

WC, wash hand basin, window, electric fuseboard.

Lounge

Wall mounted electric heater, feature fireplace surround, bay window to front, understairs storage cupboard, panelled-glazed door to

Kitchen/dining room

The kitchen is fitted with a range of mahogany-style base and wall mounted units with tiled worktops and splashbacks, built-in electric oven, 4-ring gas hob and extractor hood, built-in dishwasher, tiled floor, extractor, window to rear, built-in cupboard housing the dis-used central heating boiler, archway to the dining area with electric heater, patio doors to the

Conservatory

With door to rear.

A staircase leads from the entrance hall to the

First floor landing

Hatch to roof space.

Bedroom 1

Fitted wardrobes, electric heater, wall mounted gas heater, sink unit, tiled shower cubicle with mains fitment, 2 windows to front.

Bedroom 2

Fitted wardrobes, sink unit, built-in airing cupboard with hot water cylinder, and window to rear.

Bedroom 3

Sink unit with cupboards under, window to front.

Bedroom 4

Fitted worktop, window to rear.

Bathroom

- note the bath has been removed. Sink unit, WC, electric heated towel rail, window.

Outside

The property is approached via a cobble-effect drive that leads to the Garage with electric up-and-over door, light, power and rear door.

To the front there is a gravelled area with retaining wall and ornamental shrubs, and water tap.

There is side access to the rear garden, which is enclosed by fencing and designed for ease of maintenance being brick-paved and patio'd with a garden shed, outside light and water tap.

Services

Mains electricity, gas, water and drainage are connected.

Outgoings

Council tax band D , payable 2024/25 £2307.34. Water and drainage rates are payable.

Agents Note

Please note the gas heating is not functional.

Directions

From Hereford proceed initially towards Brecon on the A438 (Whitecross Road) and at the main Whitecross roundabout take the 4th exit into Yazor Road. At the mini-roundabout at the end of this road turn left, proceed past the parade of shops and turn into Grosvenor Place, and then turn right into Cumberland Place. The property is located at the end of the cul-de-sac as indicated by the Agent's FOR SALE board.

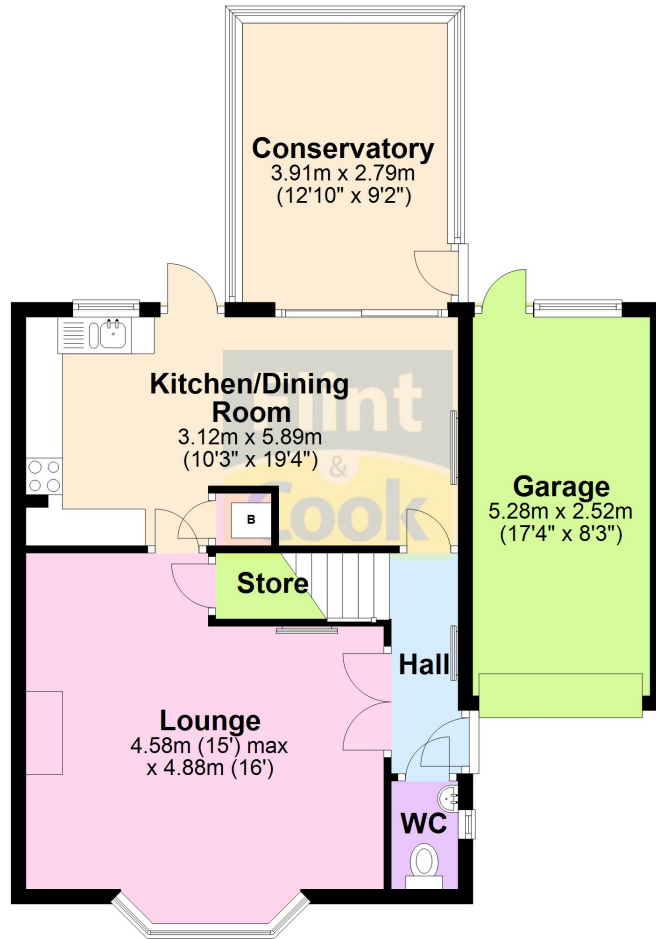
Viewing

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

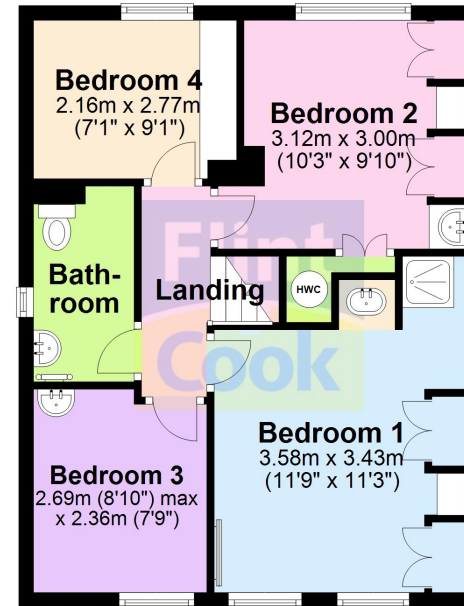
Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

Ground Floor
Approx. 71.3 sq. metres (767.5 sq. feet)



First Floor
Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 117.1 sq. metres (1260.2 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC