

FOR
SALE



The Nook, Roman Road, Hereford HR4 7AN

£410,000 - Freehold

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

PROPERTY SUMMARY

Situated on the northern outskirts of Hereford City, an extended 3/4 bedroom detached home offering ideal family accommodation. The property which is well presented throughout offers flexible accommodation, 3/4 bedrooms, 3 reception rooms & study, 2 bathrooms, driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *3/4 Bedrooms, 2 bathrooms*
- *Extended accommodation*
- *Well presented throughout*
- *Driveway parking & enclosed garden*
- *Must be viewed*



ROOM DESCRIPTIONS

Front door leading into the

Entrance Hall/Porch

With porcelain tiled floor, radiator, double glazed windows to the front aspect and door leading into the

Sitting Room

With fitted carpet, two radiators, two double glazed windows to the front aspect, exposed ceiling timbers and feature stone chimney breast with woodburning stove, porcelain tiled hearth and feature beam.

Dining Area/ Hallway

With limestone flooring to the dining area and fitted carpet to the hallway and stairs leading up, exposed timbers, radiator, useful under stair storage cupboard and opening into the

Open Plan Kitchen/ Living Room

Living Room

With limestone flooring and electric underfloor heating, light lantern, double glazed french doors and double glazed windows to the rear garden and door leading in to the downstairs shower room.

Kitchen

A beautifully presented modern kitchen with fitted base units and two wall cabinets, granite worksurfaces with granite splash back and up stands. Butler sink with mixer tap over, undercounter space for dishwasher, space for freestanding fridge/freezer, limestone flooring with under floor heating, double glazed window to the rear, fitted peninsula with breakfast bar and opening in to the utility.

Utility Area

With limestone flooring continuing through with under floor heating, granite work surfaces with upstaged, butler sink and undercounter space for washing machine and tumble dryer, fitted wall units, composite door to the side aspect and door leading into the

Study/Bedroom 4

With limestone flooring and under floor heating, dual aspect double glazed windows and recess spotlights.

Shower Room

Double width shower cubicle with electric shower over, vanity wash hand basin with storage below, low flush W/C, limestone flooring, under floor heating, extractor, double glazed window to the rear aspect and marble effect tiled surround.

First Floor Landing

With fitted carpet, smoke alarm, exposed beams, storage cupboard and doors to

Bedroom 1

With fitted carpet, double glazed window to the front aspect, radiator and built in storage cupboard housing the Worcester Bosch gas central heating boiler.

Bedroom 2

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

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect and double built in wardrobe with hanging rail and cupboards above.

Bathroom

Three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low flush w/c, ladder style radiator, linen cupboard with fitted shelves, double glazed window to the rear aspect and vinyl flooring.

Outside

To the front a double width tarmac driveway offering driveway parking with a raised flower border to the side. The remainder of the front garden is laid to lawn enclosed by hedging. A side gate provides access to the rear garden with pebbled pathway, two outside stores, two pebbled seating areas, an area of lawn with an array of matures plants and shrubbery bordering with the garden enclosed by fencing. Useful outside tap.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2330.
Water and drainage.

Money laundering regulations

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

Viewing

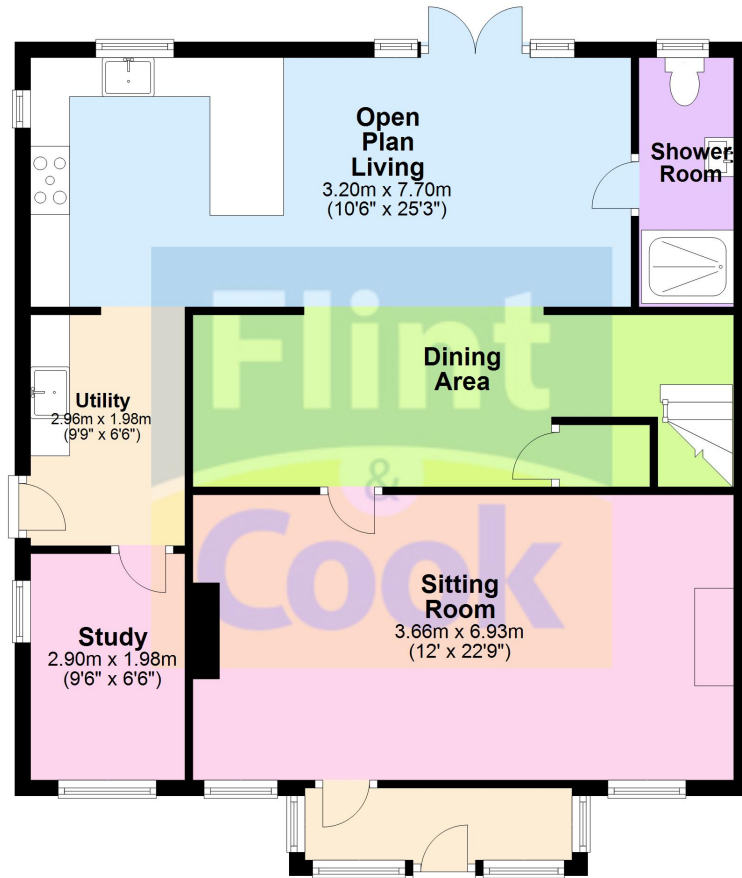
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford City proceed west along Whitecross Road, at the Monument roundabout take the third exit on to Three Elms Road, continue along Three Elms Road to the traffic lights (crossroads) and take the left turn on to Roman Road. Continue along Roman Road past the turning for Burghill/Tillington and The Nook is situated on the righthand side just past Tow Tree Lane as indicated by the agents for sale board.

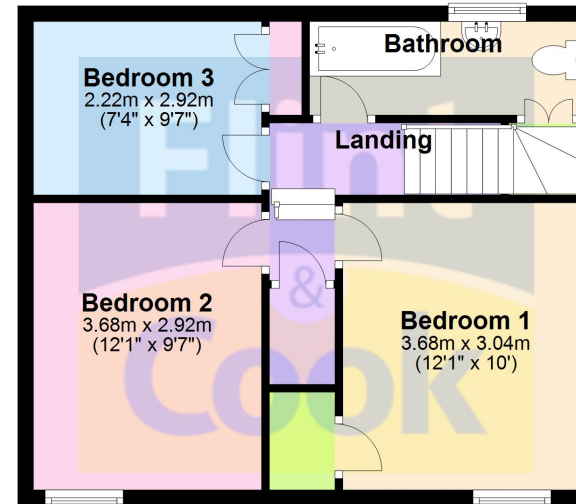
Ground Floor

Approx. 86.9 sq. metres (935.9 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 129.0 sq. metres (1388.8 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	
(21-38)	F	
(1-20)	G	
	51	71
Not energy efficient - higher running costs		
England, Scotland & Wales		