

FOR
SALE



95 Ryelands Street, Hereford HR4 0LN

£310,000 - Freehold

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PROPERTY SUMMARY

Impressive older-style semi-detached house in popular residential location with 3/4 bedrooms, en-suite, 2 reception rooms, kitchen/diner, garden. Must be viewed!

POINTS OF INTEREST

- *Impressive older-style semi-detached house*
- *3/4 bedrooms (master with ensuite)*
- *2 Reception rooms & kitchen/diner*
- *Popular residential location*
- *0.5 miles to the City centre*
- *Must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

Tiled floor and feature glazed panelled entrance door through to the

Reception Hall

Mat-well, exposed floorboards, smoke alarm, radiator, understairs storage cupboard, further coat/store cupboard, recessed spotlighting and door to the

Living Room

Fitted carpet, radiator, picture rail, glazed sash bay window with secondary glazing and shutters to the front aspect, woodburning stove with tiled hearth and exposed beam over and range of shelving to the side.

Sitting/Family Room

Exposed floorboards, radiator, door to the rear, feature ornamental fire surround with hearth and display mantel over.

Kitchen/Dining Room

Fitted with a range of wall and base cupboards, ample solid oak worksurfaces, 1½ bowl sink and drainer unit with mixer tap, single oven and 5-ring gas hob with splashback and canopy hood over, space and plumbing for dishwasher and washing machine, laminate flooring, radiator, space for breakfast table, recessed spotlighting, display shelving, cupboard housing the Worcester-Bosch gas central heating boiler, space for upright fridge/freezer, feature exposed brick chimney breast with display recess to the side, rear aspect glazed sash windows, large built-in store cupboard with stripped wooden door and glazed panelled double French doors to the rear garden.

Landing

Fitted carpet, recessed spotlight, large skylight, feature archway. smoke alarm, large linen cupboard and stairs leading up.

Bedroom 1

A light and airy room with exposed floorboards, dado rail, radiator, 2 glazed sash windows to the front aspect, 2 large built-in double wardrobes with overhead cupboards, feature ornamental fireplace with hearth and display mantel over and door into the En-suite Shower Room with low flush WC, pedestal wash hand-basin with tiled splashback, corner shower cubicle with glazed screen, tiled floor, chrome ladder style towel rail/radiator, recessed

spotlighting and extractor fan.

Bedroom 2

Exposed floorboards, radiator, glazed sash window to the rear aspect, feature ornamental fireplace with hearth and display mantel over.

Bedroom 3

Laminate flooring, radiator, glazed sash window to the rear aspect and ample space for wardrobes.

Bathroom

White suite comprising panelled bath with tiled wall surround, shower attachment over and glazed shower screen, low flush WC, pedestal wash hand-basin with tiled splashback, tiled floor, chrome ladder style towel rail/radiator and double glazed sash window.

Second Floor Landing

Fitted carpet, recessed spotlight and door into the

Attic Room/Bedroom 4

Fitted carpet, double glazed window to the rear aspect, 2 Velux windows, recessed spotlighting and door to eaves storage.

Outside

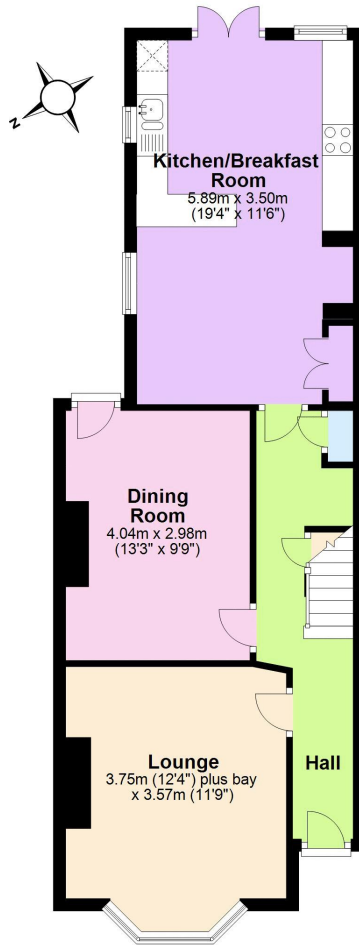
To the front of the property there is a small garden laid to gravel for easy maintenance enclosed by walling and wrought iron railings with a tiled pathway leading to the front entrance door. To the immediate rear of the property there is a good size brick-paved patio providing an ideal suntrap with steps leading down to the remainder of the garden which is mostly laid to lawn, bordered by flowers and shrubs and enclosed by fencing and hedging to maintain privacy. Outside water tap, electric light.

Agent's Note

Number 95 has a right-of-way across number 97 Ryelands Street to gain access to the rear.

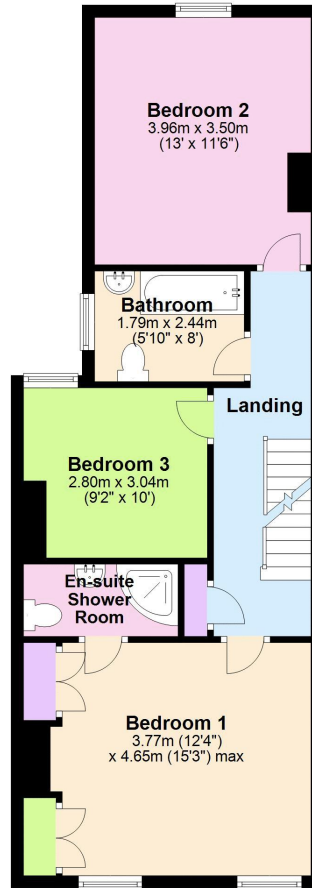
Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)



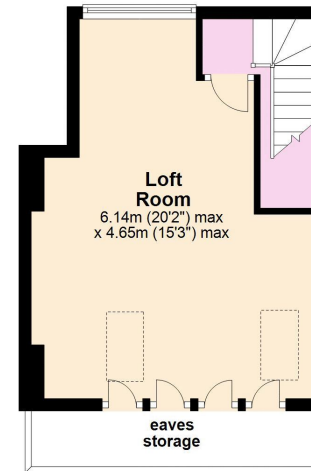
First Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



Second Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

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

95 Ryelands Street, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			