

FOR
SALE



8 Carter Grove, Hereford HR1 1NT

£525,000 - Freehold

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PROPERTY SUMMARY

Situated in this popular cul-de-sac position just off Aylestone Hill, a highly spacious 5 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, a good sized rear garden ample off road parking, fine views across Hereford city and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 5 bedroom detached house*
- *Modern fitted kitchen/dining room*
- *Far reaching views across Hereford city*
- *Double Garage & ample off road parking*
- *Ideal family home*



ROOM DESCRIPTIONS

Recessed Entrance Porch

With double glazed panelled entrance door through to the

Reception Hall

With radiator, solid wood flooring, understairs storage area, central heating thermostat, turning carpeted staircase to the first floor, large built in cloak/store cupboard and door to the

Cloakroom

With low flush WC, pedestal wash hand basin with tiled splashback, radiator, double glazed window, tiled floor.

Lounge

With 2 radiators, solid wooden flooring, double glazed windows to the rear and side aspects and feature fireplace with hearth display mantle and wood burning stove.

Kitchen/Dining Room

With an extensive range of wall and base cupboards, ample work surfaces with splash backs, double glazed window to the front aspect, recessed spotlighting, easy to maintain flooring, wall shelving, a range of built in appliances including double oven, 4 ring electric hob with tiled splash back and cooker hood over, large fridge/freezer, dishwasher, dresser style cupboard with folding doors, 1 ½ bowl sink unit with mixer tap over, upright radiator, space for a dining table and double glazed sliding patio door to the rear enjoying a fine outlook across Hereford city with the cathedral in the distance.

Utility Room

With single drainer sink unit with cupboard under, space and plumbing for washing machine and tumble drier, tiled floor, radiator, eye level store cupboards and double glazed panelled door to the outside.

First Floor Landing

With solid wooden flooring, radiator, double glazed window to the side, access hatch to the loft space, built in airing cupboard, a further useful cupboard with shelving above and steps to

Secondary Landing/Study Area

With solid wood flooring, radiator, desk unit and skylight.

Bedroom 1

With solid wood flooring, radiator, space for wardrobes, double glazed windows enjoying fine views across Hereford city and door to the

Ensuite Bathroom

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

Bedroom 2

With radiator, vinyl flooring, double glazed window to the rear with views across the city and a large fitted triple wardrobe with sliding doors.

Bedroom 3

With vinyl flooring, radiator, double glazed "box style" window to the front aspect and a large triple wardrobe with sliding doors and dressing table to the side with shelving above.

Bedroom 4

With vinyl flooring, radiator, double glazed window to the front aspect, access hatch to the loft space.

Bedroom 5

With vinyl flooring, radiator and Velux style roof light.

Bathroom

With suite comprising a panelled bath, pedestal wash hand basin, low flush WC, separate shower cubicle with glazed sliding doors, 2 double glazed windows, vinyl flooring, tiled wall surround, ladder style towel rail/radiator and mirror fronted medicine cabinet.

Outside

To the front of the property a paved path leads to the front access door, there is a large brick paved driveway providing ample off road parking facilities which then leads to the

Double Garage

With twin up and over doors, power and light points, ample storage space and personal door to the rear.

Access to the rear can be gained via both sides of the property. to the immediate rear is a paved patio area perfect for a table and chairs enjoying a fine view across the city with the cathedral in the distance. this leads on to the remainder of the good sized garden which is mainly laid to lawn and is well enclosed to maintain privacy.

There is a useful timber garden shed and outside lighting.

Services

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

Outgoings

Council tax band F - £3,508.36 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Commercial Road crossing the bridge onto Aylestone Hill. At the top of the hill turn right at the roundabout onto Folly Lane and the take the first right into Carter Grove.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

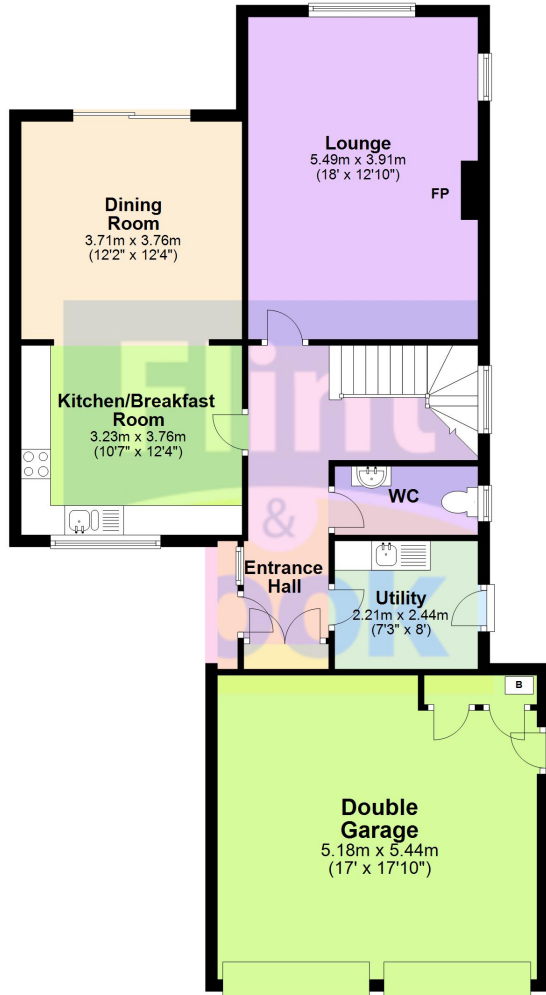
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

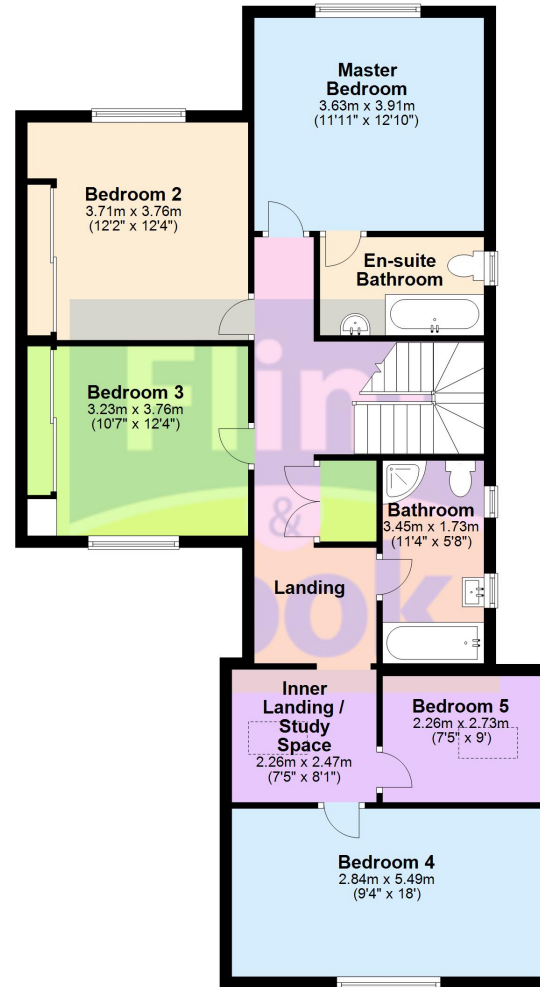
Ground Floor

Main area: approx. 71.6 sq. metres (770.4 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.1 sq. feet)



First Floor

Approx. 98.4 sq. metres (1059.2 sq. feet)



Main area: Approx. 170.0 sq. metres (1829.6 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.1 sq. feet)

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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		68	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
			EU Directive 2002/91/EC	