

FOR  
SALE



26 Chartwell Road, Hereford HR1 2TU

£305,000 - Freehold

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## PROPERTY SUMMARY

Spacious 3-bedroom semi-detached house in a highly sought-after location. 3 reception rooms, kitchen with utility and cloakroom, good sized rear garden, garage and driveway. Ideal family home!!

## POINTS OF INTEREST

- *Highly sought-after location*
- *Spacious 3-bedroom semi-detached house*
- *3 Receptions, kitchen, utility & cloakroom*
- *Good size rear garden*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

**uPVC double doors through to the**

### **Entrance Porch**

Tiled floor, storage space and double glazed entrance door through to the

### **Reception Hall**

Fitted carpet, radiator, carpeted staircase to the first floor, understairs store cupboard and glazed panelled door to the

### **Lounge**

Fitted carpet, double radiator, coved ceiling, large window to the front aspect with vertical blinds and square arch through to the

### **Dining Room**

Fitted carpet, double radiator, coved ceiling, door to the Kitchen and sliding patio door to the

### **Conservatory/Garden Room**

Fitted carpet, double radiator, recessed spotlighting and windows to the side and sliding patio door to the rear garden.

### **Kitchen**

Comprising single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, space for appliances, window with blind overlooking the rear garden, display shelving, radiator, access door from the Reception Hall, pantry cupboard with shelving and glazed panelled door to the side passageway with door to the front driveway, internal door to the garage, useful cupboard with space for freezer etc., if required and partially glazed panelled door to the

### **Utility Room**

Single drainer sink unit, worksurface with space and plumbing below for washing machine and tumble dryer, eye-level store cupboards, radiator, vinyl flooring, window to the rear, door to the rear garden and door to the

### **Downstairs Cloakroom**

Comprising WC, tiled wall surround and electric light.

### **Landing**

Fitted carpet, access hatch to loft space, built-in airing cupboard with shelving, side window.

### **Bedroom 1**

Fitted carpet, radiator, space for wardrobes and window to the front aspect enjoying a pleasant outlook.

### **Bedroom 2**

Fitted carpet, radiator, window overlooking the rear garden with vertical blinds and range of fitted wardrobes with hanging rails, overhead cupboards and also housing the Worcester gas central heating boiler.

### **Bedroom 3**

Fitted carpet, radiator, window to the front aspect with vertical blinds and built-in bed unit with storage below.

### **Bathroom**

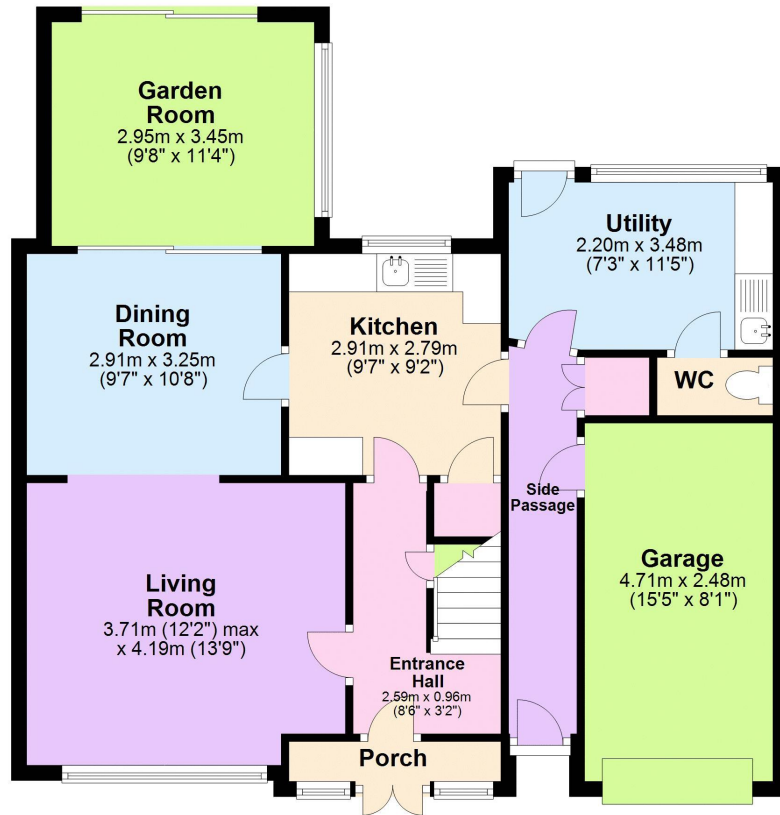
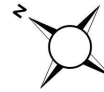
Suite comprising panelled bath with handgrips, tiled surround and shower unit over with glazed folding screen, vanity wash hand-basin with storage below, radiator, vinyl flooring, window with roller blind. Separate WC with low flush cistern, radiator, vinyl flooring, display shelf, window with Venetian blind.

### **Outside**

The front garden has been landscaped for easy maintenance, interspersed with a variety of flowers and shrubs and enclosed by walling and hedging. A concrete driveway to the side provides off-road parking facilities and leads up to the GARAGE with remove control up-and-over door, power and light points, ample storage space and internal door to the Side Passageway. Immediately as you step out to the rear there is a good size paved patio area providing the perfect entertaining space with steps then leading onto the large rear garden which has been landscaped for easy maintenance, interspersed with a variety of well established flowers and shrubs and all enclosed by mature hedging and fencing to maintain privacy. There is a useful greenhouse, timber garden shed, further patio area - ideal for barbecue etc., and useful outside tap.

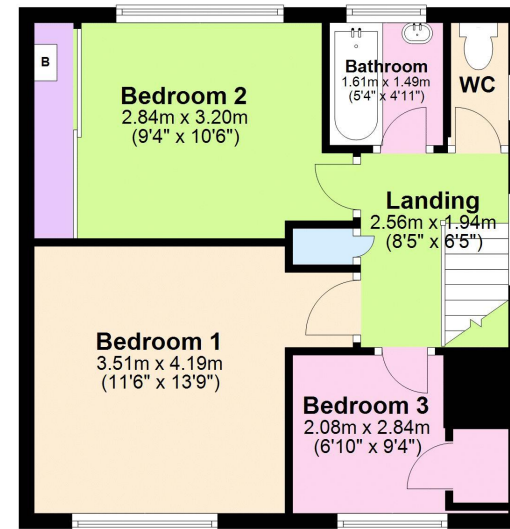
### Ground Floor

Approx. 79.6 sq. metres (856.7 sq. feet)



### First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 119.7 sq. metres (1288.5 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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			