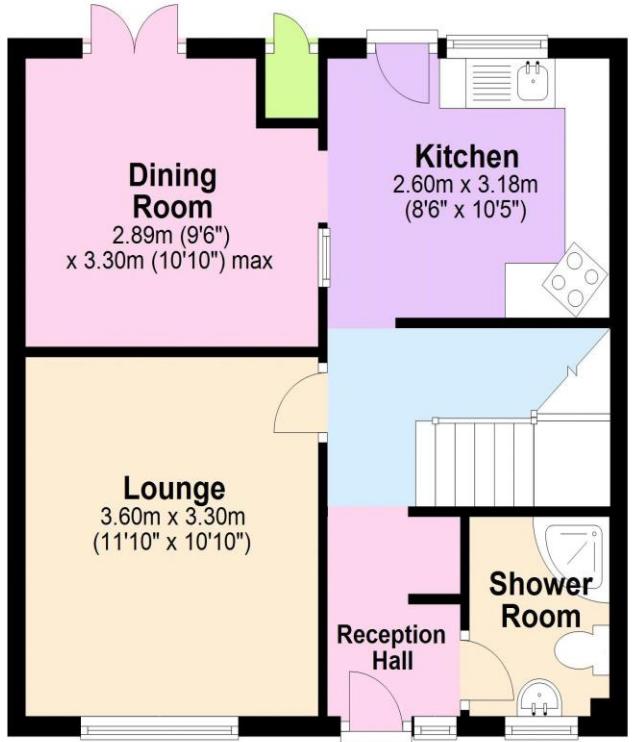


### Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 86.7 sq. metres (933.6 sq. feet)

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

**36 Waterfield Road, Hereford**

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract.

Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.

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# Flint & Cook



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**36 Waterfield Road Hereford HR2 7ES**

**£215,000**

- Outskirts of the City
- Spacious 3 bedroom house
- 2 receptions, downstairs shower/WC

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**Sales Director Hereford:** Martin Pearce M.N.A.E.A.  
Flint & Cook Limited. Registered in England No. 12997370  
**Registered Office:** 22 Broad Street, Hereford, UK, HR4 9AP  
**VAT No.** 489 0289 02

# 36 Waterfield Road Hereford HR2 7ES

Situated on the southern outskirts of the City, a spacious 3-bedroom house offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the benefit of gas central heating, double-glazing, downstairs shower/WC, easy to maintain gardens, garage and driveway, and to fully appreciate the property we recommend an internal inspection.

Hereford City centre is within easy driving distance but there is a range of amenities nearby including Tesco's supermarket and filling station, primary and secondary schools, shops and takeaways, doctors surgery and regular daily bus services.

In more detail the property comprises: -

## Ground floor

### Reception hall

Approached through uPVC door, having laminate flooring, radiator with decorative cover, display shelving, understairs storage area, turning carpeted staircase to first floor, central heating thermostat, door to

### Shower/Cloakroom

Low flush WC, wash hand basin, corner shower cubicle with glazed sliding doors, tiled floor and wall surrounds for easy maintenance, shaver socket, double-glazed window.



### Lounge

Parquet flooring, radiator with decorative cover, double-glazed window to front aspect, picture rail.

### Kitchen

Single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces, space for appliances, free-standing cooker, double-glazed window and door to the rear garden, tiled floor, radiator with decorative cover, access to the

### Dining room

Parquet floor, radiator with decorative cover, partly panelled wall, display shelving, double-glazed double doors to the rear garden.

### First floor

#### Landing

Fitted carpet, access hatch to loft space, large walk-in store cupboard, airing cupboard with shelving.

#### Bedroom 1

Exposed floorboards, radiator, coved ceiling, double-glazed window to rear, space for wardrobes.

#### Bedroom 2

Exposed floorboards, radiator, double-glazed window to front aspect, space for wardrobes.



### Bedroom 3

Laminate flooring, display shelving, radiator, double-glazed window to rear.

### Bathroom

Modern white suite comprising P-shape bath with shower unit over and glazed screen, low flush WC, vanity wash hand basin with storage below and wall mirror over, tiled floor and wall surrounds for easy maintenance, ladder-style towel rail/radiator, double-glazed window, central spotlighting.

### Outside

The front garden has been landscaped for easy maintenance with a variety of flowers and shrubs and enclosed by hedging and wrought-iron fencing to maintain privacy, with paved stone pathway leading to the front entrance door.

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space, which then leads on to the remainder of the garden, again landscaped for easy maintenance, laid to scalplings interspersed with a variety of flowers and shrubs, and enclosed by fencing to maintain privacy. There is a further raised decked area providing a perfect suntrap, and a rear access gate leads to the parking space and **adjoining Single Garage** with up-and-over door, ample storage space. Garden tap. Garden store with shelving.

### General information

#### Services

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

#### Outgoings

Council tax band 'B' 1712.95 - payable 2023/24  
Water and drainage - rates are payable/metered supply.

#### Tenure & possession

Freehold - vacant possession on completion.



### Viewing

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

### Directions

Proceed south out of Hereford on the Belmont Road (A465) and turn left, virtually opposite McDonalds, onto Goodrich Grove, then right into Waterfield Road. Number 36 will be found on the right-hand side, as indicated by the Agent's FOR SALE board.

### Money laundering regulations

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

### Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

### Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

