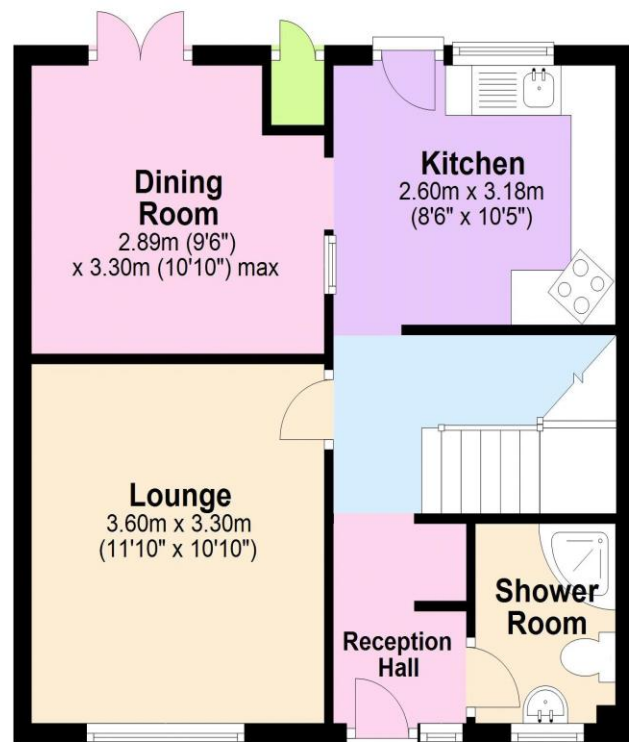


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



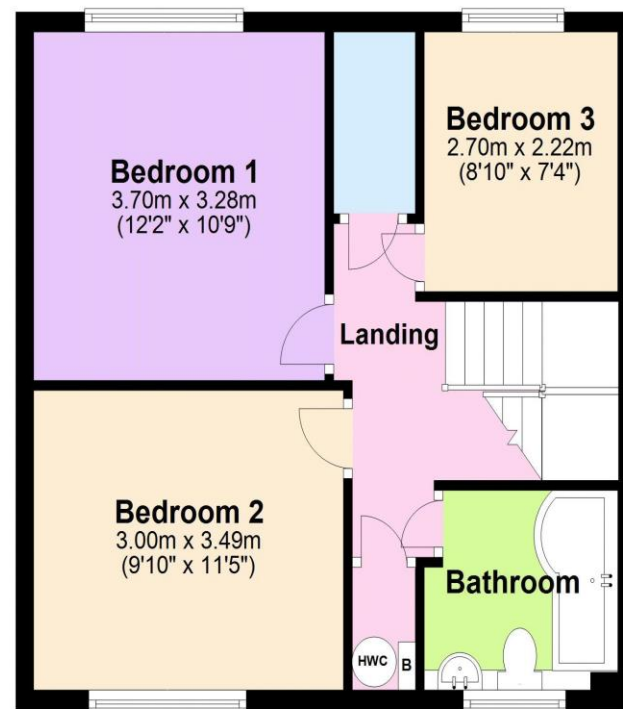
Ground Floor

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



First Floor

Approx. 43.4 sq. metres (467.2 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



www.flintandcook.co.uk



36 Waterfield Road Hereford HR2 7ES

£215,000

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

- Garage and driveway
- Ideal family home
- No Onward Chain - must be viewed

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

37 High Street
Bromyard
HR7 4AE
Tel: 01885 488166
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.
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

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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

