

FOR
SALE



8 Prince Edward Road, Broomy Hill, Hereford HR4 0LG

£375,000 - Freehold

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

PROPERTY SUMMARY

A deceptively spacious older-style 3 bedroom semi-detached house within walking distance of the City centre offering ideal family accommodation with 2 reception rooms, garden room, large rear garden, garage/utility, off-road parking and offered For Sale with no onward chain.

POINTS OF INTEREST

- *Highly sought-after location*
- *Deceptively spacious 3 bedroom semi-detached house*
- *Ideal family accommodation*
- *No onward chain*
- *Gas central heating*
- *Extensive rear garden*
- *Ample off-road parking*
- *Garage/utility*
- *Within easy reach of the City centre*
- *Garden Room*



ROOM DESCRIPTIONS

Double doors leading to the

Entrance Porch

Electric light, storage space and feature entrance door through to the

Spacious Reception Hall

With wood-strip flooring, radiator with display shelf over, coved ceiling, central heating thermostat, coat-hooks, understairs store cupboard, carpeted staircase to the first floor.

Lounge

Fitted carpet, double radiator, bay window to the front aspect, coved ceiling and large feature glass display cabinet with storage below.

Dining Room

Fitted carpet, radiator, picture rail and glazed panelled door to the Garden Room.

Kitchen

Single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces, double radiator, internal window looking through to the garage, space for appliances, recessed spotlighting and door to the

Rear Lobby

With door to the garage/utility, walk-in store/pantry cupboard and open plan access to the

Garden Room

Tiled floor, power and light points, windows and double doors with vertical blinds opening onto the rear patio and garden.

From the rear lobby there is also access to the

Downstairs Cloakroom

Low flush cistern, window and electric light.

First floor landing

Fitted carpet, side window, built-in airing cupboard (also housing the gas central heating boiler) and access hatch with pull-down ladder to the large roof-space with scope to convert into extra living accommodation, subject to the necessary consent.

Bedroom 1

Fitted carpet, radiator, picture rail, space for wardrobes, large bay window to the front aspect, built-in double wardrobe with sliding doors and overhead store cupboards.

Bedroom 2

Fitted carpet, radiator, picture rail, 2 built-in double wardrobes with sliding doors and window enjoying a pleasant outlook across the rear garden.

Bedroom 3

Fitted carpet, radiator, picture rail, window to the front aspect.

Bathroom

Suite comprising vanity wash hand-basin with storage below, panelled bath, separate shower cubicle, radiator, window.

Outside

To the front of the property there is an extensive brick-paved driveway providing ample off-road parking facilities and this leads to the GARAGE/UTILITY with up-and-over door, power and light points, ample storage space, door to the rear garden and internal door to the lobby/garden room. To the immediate rear of the property there is an extensive paved patio area providing the perfect entertaining space and this leads onto one of the main features of the property which is the extensive garden which is mainly laid to lawn and well enclosed to maintain privacy and with it virtually facing southwest, it offers an ideal suntrap. At the bottom of the garden there is a further paved area with useful greenhouse and space for the further erection of a garden shed, if required.

Services

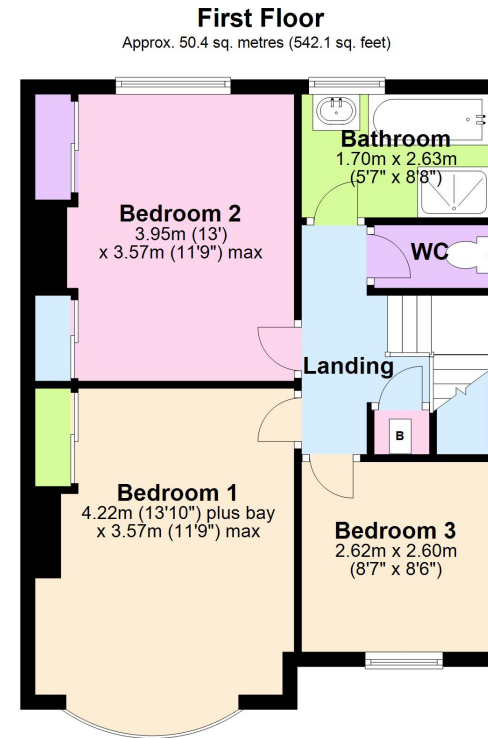
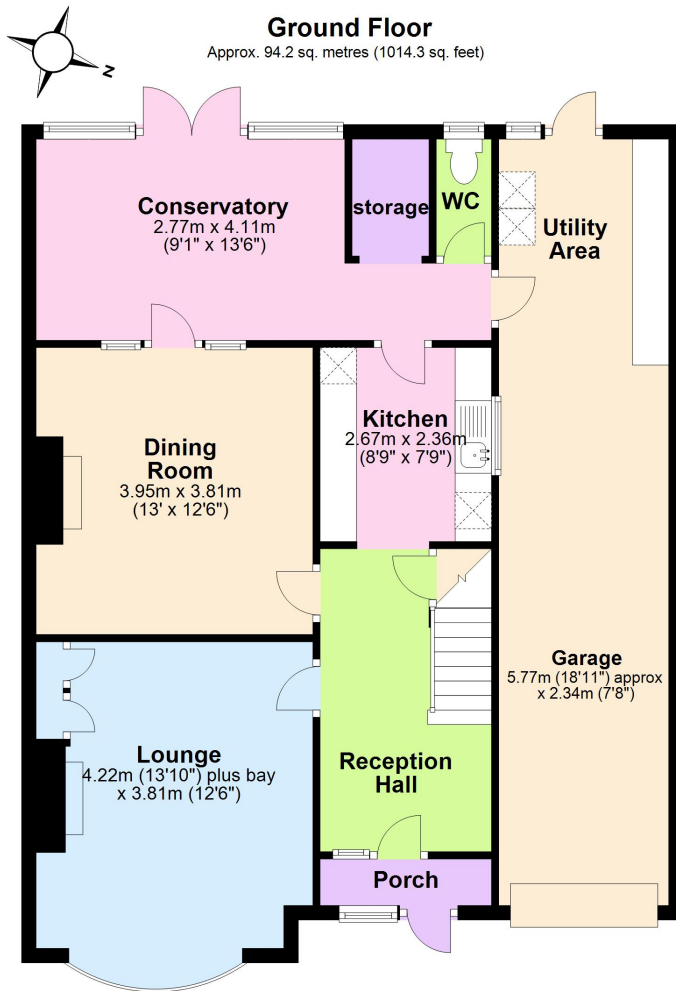
Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Money laundering regulations

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

Directions

What3words - logic.blaze.dangerously



Total area: approx. 144.6 sq. metres (1556.4 sq. feet)

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

8 Prince Edward 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. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			