

FOR
SALE



22 Moor Park Road, Hereford HR4 0RR

£379,500 - Freehold

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

PROPERTY SUMMARY

An impressive 3 bedroom older-style extended semi-detached house offering ideal family accommodation with the added benefit of gas central heating, double glazing, luxury kitchen, good size rear garden, detached garage and long driveway and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Older-style semi-detached house*
- *Highly sought after location*
- *2 Reception rooms*
- *3 Bedrooms*
- *Luxury kitchen & utility room*
- *Extended accommodation*
- *Extensive rear garden*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

Tiled floor, electric light and entrance door through to the

Spacious Reception Hall

Laminate flooring, radiator, carpeted staircase to the first floor, central heating thermostat and door to the

Dining Room

Laminate flooring, large bay window to the front aspect with fitted shutter blinds, radiator, fire surround with hearth, display mantel over and built-in gas coal-effect living flame fire.

Lounge

Laminate flooring, radiator, decorative chimney breast, feature eye-level glass display cabinet with storage below, feature woodburning stove with hearth and open-plan access to the

Modern fitted Kitchen

With 1½ bowl sink unit with pot washer style mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with splashbacks, laminate flooring, built-in double oven with cupboards above and below, space and plumbing for washing machine, built-in dishwasher, breakfast bar, laminate flooring, upright radiator, recessed spotlighting, Velux rooflight, window and door to the rear garden, built-in fridge/freezer.

Utility Room

Single drainer sink unit with mixer tap over, range of base cupboards with worksurfaces overs, further built-in oven and gas hob, wall mounted gas central heating boiler, recessed spotlighting, space for freezer, tumble dryer, tiled floor, door to the side, window to the side and large understairs store cupboard with potential to be a downstairs cloakroom, if required.

First floor landing

Fitted carpet, side window with shutter style blinds, access hatch to loft space and door to

Bedroom 1

Fitted carpet, radiator, space for wardrobes, decorative fire surround, picture rail, window to the front aspect.

Bedroom 2

Fitted carpet, decorative fire surround, picture rail, radiator, space for wardrobes, window overlooking the rear garden.

Bedroom 3

Fitted carpet, radiator, window to the side, space for wardrobes.

Bathroom

Suite comprising corner bath with seat and twin showerhead over, low flush WC, pedestal wash hand-basin, window, recessed spotlighting.

Outside

To the front of the property there is a brick-paved garden enclosed by hedging with brick-paved driveway to the side providing off-road parking leading down to the DETACHED GARAGE with roller door, power and light points, ample storage space, personal door to the rear and further garden store to the rear of the garage. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space and this leads onto the remainder of the good size garden which is laid to lawn and well enclosed by hedging and fencing and trees to maintain privacy. At the bottom of the garden there is a concrete plinth with useful garden store shed.

Services

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

Outgoings

Council tax band D - payable 2023/24 £2202.37

Water and drainage - rates are payable/metered supply.

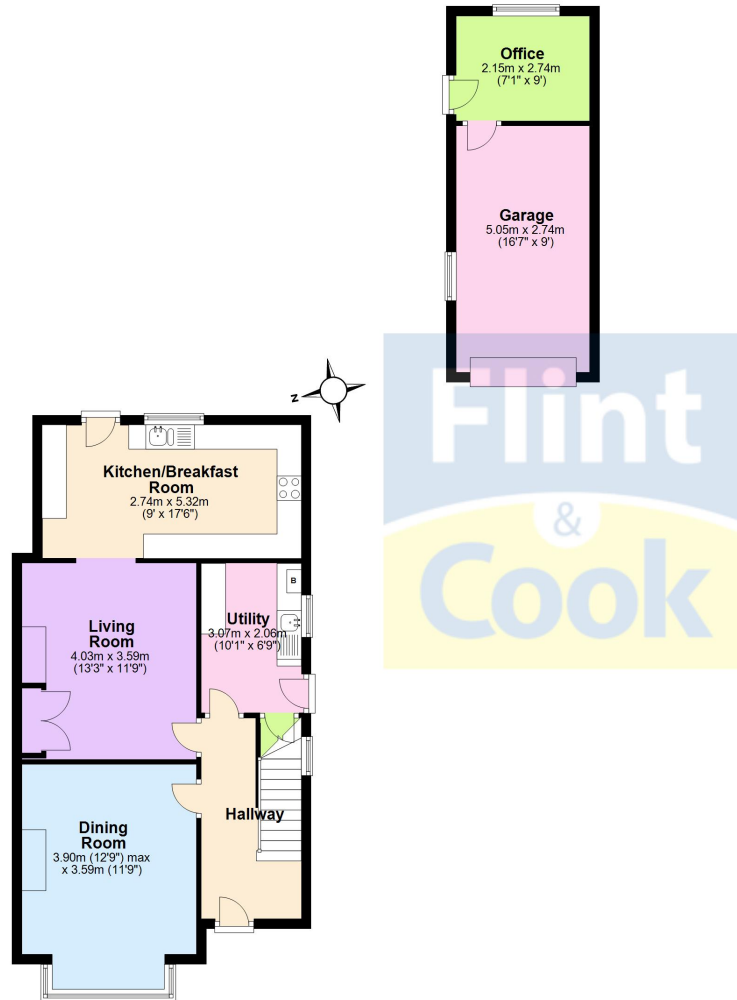
Money laundering regulations

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

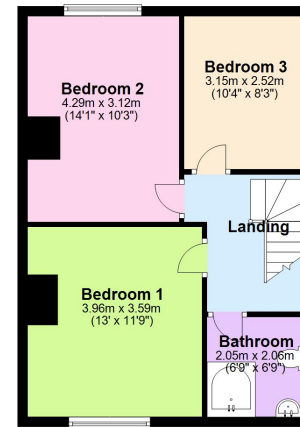
Directions

What3words - clay.shades.suffice

Ground Floor
Approx. 80.5 sq. metres (866.3 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 128.1 sq. metres (1379.4 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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			