

FOR
SALE



13 Ambleside Drive, Hereford HR4 0LP

Asking Price £299,950 - Freehold

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PROPERTY SUMMARY

A 4-bedroom link-detached property situated in a popular residential location offering ideal family accommodation. The property has the added benefit of driveway parking, gas central heating and double-glazing.

POINTS OF INTEREST

- *Extended accommodation*
- *4 bedroom link-detached*
- *ideal family accommodation*
- *Popular residential location*
- *Driveway parking & enclosed garden*
- *Gas central heating, double-glazing*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance hall

Tiled floor, radiator, central heating thermostat, doors to

Cloakroom

Low flush WC, wash hand basin, tiled floor, window.

Open-plan kitchen/diner/family room

The kitchen area has fitted wall and base units, worksurfaces, island unit with breakfast bar, 1 1/2 bowl stainless steel sink unit, electric oven and hob with extractor over, useful understair office space and storage area, tiled floor, recessed spotlights, radiator, carpeted stairs leading up, door to living room and opening in to the extended dining room with continuation of the tiled floor, radiator, 2 Velux windows, window and door to the rear garden.

Open access to the

Inner hallway

Carpet, light, fitted shelving, door to outside shed and door to

Bedroom 4

(converted garage) Carpet, window to front, radiator, smoke alarm.

Living room

Wooden flooring, radiator, bay window to front.

First floor Landing

Carpet, window to side, airing cupboard.

Bedroom 1

Carpet, radiator, window to rear, 2 built-in wardrobes.

Bedroom 2

Carpet, radiator, window to front, built-in storage cupboard.

Bedroom 3

Carpet, radiator, window to front.

Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand basin and WC, tiled floor, heated towel rail, window.

Outside

To the front there is a tarmac'd driveway with parking for 2 vehicles leading to the front door. There is extra parking laid to gravel for low maintenance. The remainder of the garden is laid with artificial grass.

To the rear from the back door there is a patio area perfect for entertaining with the remainder of the garden laid to lawn with a large wooden storage shed and enclosed by fencing and brick walling.

Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band D payable 2023/24 £2202.37.

Water and drainage - metered supply.

Directions

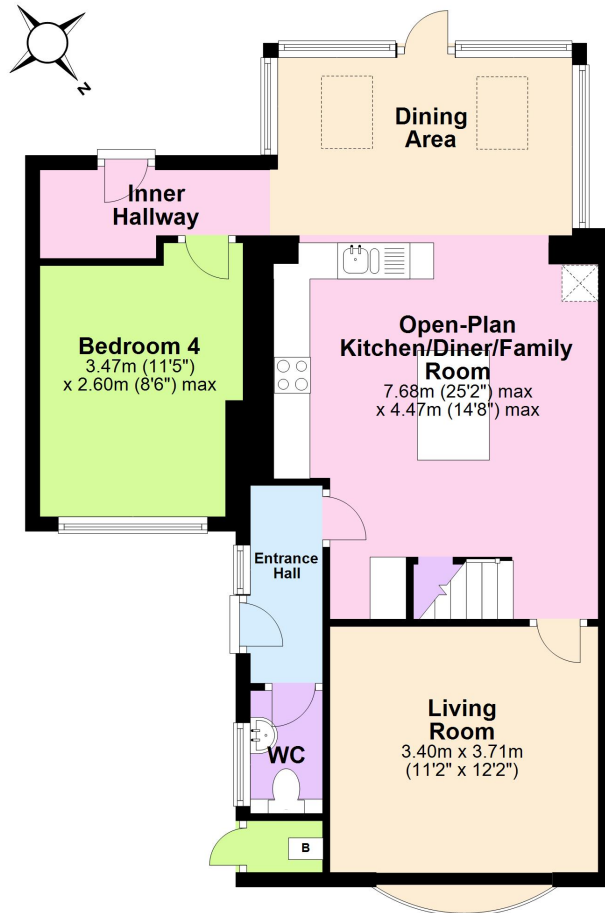
What3words ///drip.behave.cool

Money laundering regulations

Prospective purchasers will be asked to provide identification and proof of funds at the time of making an offer.

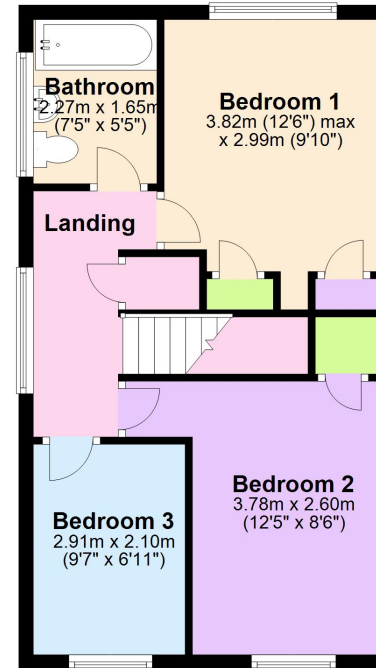
Ground Floor

Approx. 64.5 sq. metres (694.4 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 106.5 sq. metres (1146.8 sq. feet)

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

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