





40 AMBLESIDE DRIVE

HEREFORD HR4 0LP

Asking Price £265,000

FREEHOLD

Situated in this popular residential location, a well presented three bedroom semi detached home offering ideal first time buyer accommodation and being sold with no onward chain. The property benefits from gas central heating, double glazing, driveway parking & a low maintenance garden. A viewing is highly recommended.

Flint & Cook

40 AMBLESIDE DRIVE

• Well presented throughout • Three bedroom semi detached home • Popular residential location • Ideal for a first time buyer/family • Driveway parking & low maintenance garden • Must be viewed!





Ground Floor

With canopy porch and composite entrance door leading into the

Entrance Hall

With wood effect flooring, radiator, ceiling light point, hive central heating thermostat, carpeted stairs leading up and doors into the

Kitchen

A modern fitted matte blue kitchen comprising a range of fitted wall and base units, there is ample work surface space over with tiled splash backs. Integrated appliances include a composite sink and drainer unit, eye level oven, four ring hob with extractor over, integrated washing machine, breakfast bar with additional cupboard storage and work surface space, space for an American style fridge/freezer, radiator, double glazed window to the front aspect, two sky lights and spotlights.

Dining Room

A spacious dining area with part panelled wall, radiator, double glazed window to the front, laminate flooring, central ceiling light and opening into the

Living Room

A spacious lounge with double glazed french doors opening out to the rear garden, an additional double glazed window, part panelled wall, radiator, spotlights, electric fireplace and useful under stair storage cupboard.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, double glazed window, airing cupboard and doors to

Bedroom One

A spacious double bedroom to the rear of the property with double glazed window overlooking the garden, fitted carpet, radiator, ceiling light point and ample space for wardrobes.

Bedroom Two

A second spacious double with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and fitted wardrobes.

Bedroom Three

Comprising fitted carpet, a ceiling light point, radiator and double glazed window to the front aspect.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low level w/c, radiator, spotlights and double glazed window.

Outside

To the front there is a double width block paved driveway providing off road parking. There is a useful store cupboard housing the fuse box and meters. To the rear there is a low maintenance garden laid to a mix of artificial turf, composite decking and with a private concrete patio with wooden pergola over. There is a

useful wooden storage shed and outside tap. The garden is enclosed by fencing.

Directions

Proceed west out of Hereford on Whitecross, at the monument roundabout take the fourth exit right onto Yazor Road. Continue towards Grandstand Road taking the last left turning before the roundabout onto Ambleside Drive where the property it situated 100 yards down on the right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

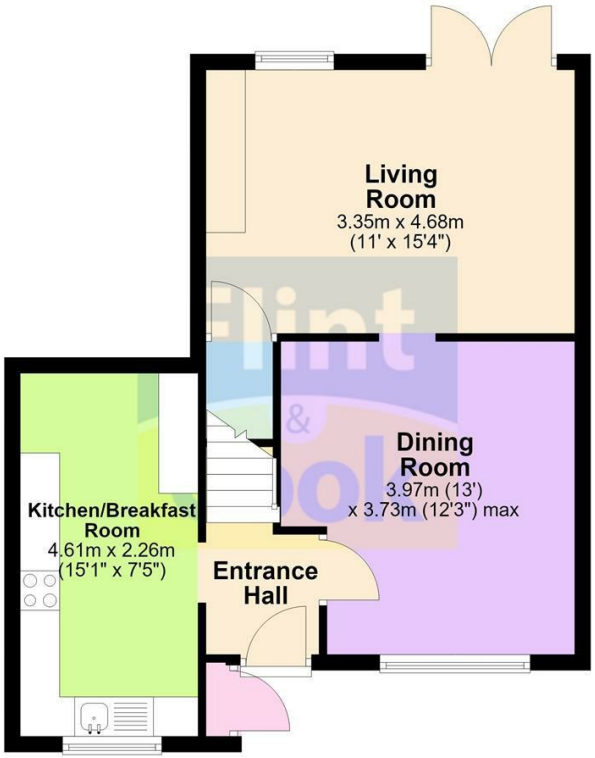
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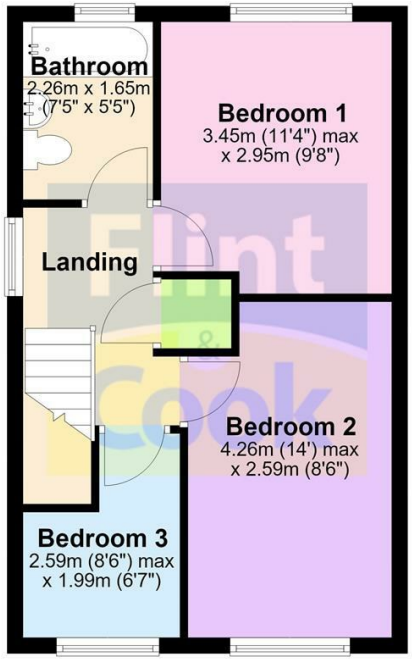




Ground Floor
Approx. 45.9 sq. metres (493.6 sq. feet)

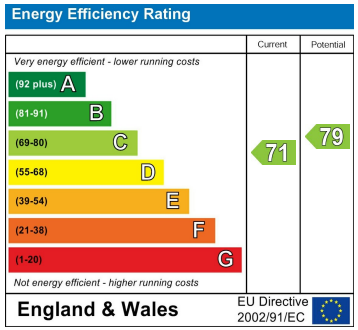


First Floor
Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 82.5 sq. metres (887.7 sq. feet)





EPC Rating: C Hereford Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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