





RICHMOND HOUSE 187A AYLESTONE HILL

HEREFORD HR1 1JJ

Asking Price £450,000

FREEHOLD

Conveniently situated in a popular residential area on the edge of the city, an individual modern detached house in immaculate order with 4 bedrooms, 1 with ensuite, conservatory, lovely views, very attractive gardens and ample parking.

Flint & Cook

RICHMOND HOUSE 187A

• Close to Hereford City • Immaculate detached house • 4 Bedrooms, 1 en-suite • Conservatory • Lovely garden • Views across countryside • Ample parking • Viewing advised





Property Details

Local amenities include a public house, Legge's mini farm shop, a doctor's surgery and both primary and secondary schools. The property is also well positioned for Herefordshire's further education colleges (Sixth Form Technical & Art), railway station and hospital.

Constructed in approximately 2005, to an individual design, the property is in immaculate order and provides very spacious well-designed accommodation with gas central heating and double-glazing, a good-sized conservatory, ample parking and well-planned easily maintained gardens.

Entrance Porch

Tiled floor and door to

Reception Hall

Alarm control panel, radiator, smoke alarm, storage cupboard and staircase leading to the first floor.

Cloakroom

Wash hand basin, WC, extractor fan, radiator and window.

Lounge

Bay window, coal-effect gas fire with surround, two radiators, window to the side and part-glazed double doors to the

Dining Room

Access to the conservatory and archway to the kitchen

Conservatory

Tiled floor, radiator.

Kitchen

Well-fitted with a range of ash-effect base and wall mounted units with under unit lighting, work surfaces and tiled splashbacks, sink unit, built-in electric double oven, four-ring gas hob and extractor hood, breakfast bar, tiled floor, radiator, built-in fridge, window to rear, door to entrance hall and

Utility Room

Sink unit with cupboard under, wall mounted units, work surfaces, tiled splashbacks, plumbing for washing machine, freezer, tiled floor, extractor fan, radiator, electric fuse-board, doors to garage and to rear.

Spacious First Floor Landing

Window to front, radiator, smoke alarm, central heating thermostat, access hatch to the roof space and an airing cupboard with hot water cylinder.

Bedroom 1

Fitted with a range of built-in wardrobes, radiator, window to front with lovely views towards Haugh Woods and door to the

Ensuite Shower Room

With tiled shower cubicle, mains fitment, wash hand basin, WC, ladder-style radiator, extractor fan and shaver light/point.

Bedroom 2

Radiator and window to front.

Bedroom 3

Built-in mirror fronted wardrobe, radiator and window to rear.

Bedroom 4

Radiator and window to rear.

Bathroom

With a white suite comprising bath with mixer tap, WC with concealed cistern, wash hand basin with cupboard under, separate tiled shower cubicle with glass screen and mains fitment, ladder-style radiator, extractor fan and window.

Outside

The property is approached via a block paved drive and turning area leading to the

Garage

Which has an electric remote controlled up and over door, light, power and wall mounted gas fired central heating boiler.

The front garden is designed for ease of maintenance having gravelled areas, coniferous hedging, ornamental shrubs and side access to the rear.

There is a lovely rear garden which is enclosed by fencing and stocked with a variety of ornamental shrubs and trees, paved patio areas, additional gravelling and soft fruit bed.

Outside lights and two power points, garden tap and two garden store sheds.

Agent's Note

The fitted carpets and blinds are included in the purchase price. The property has wire for Satellite TV to the lounge and conservatory.

Property Services

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

Outgoings

Water rates are payable.

Directions

From Hereford proceed towards Worcester on the A4103, crossing straight over the mini roundabout at the top of Aylestone Hill. After passing the Swan and Legge's farm Shop the property will be on your left hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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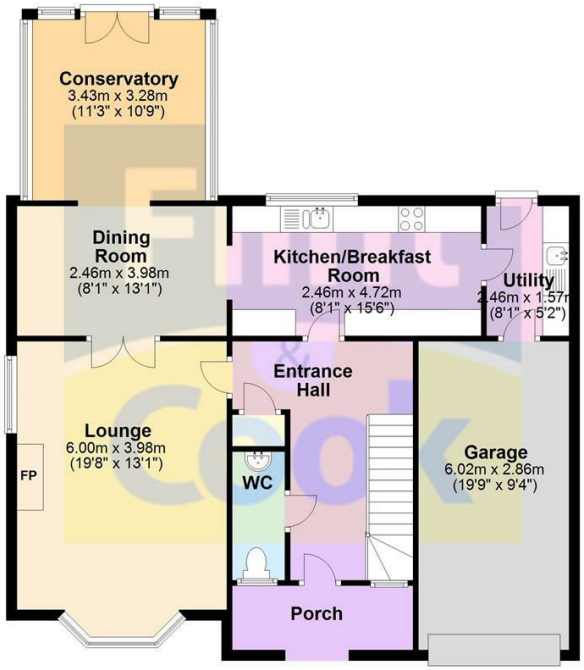






Ground Floor

Approx. 96.7 sq. metres (1041.3 sq. feet)

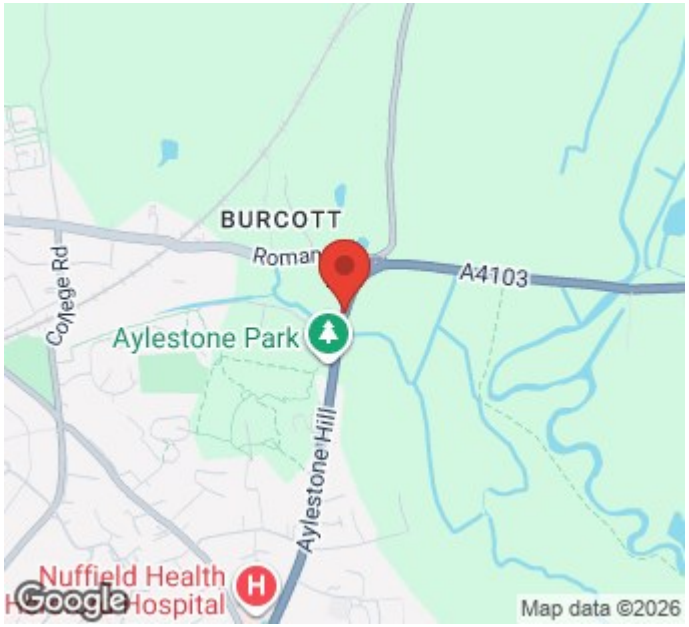


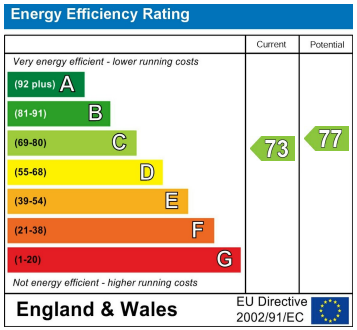
First Floor

Approx. 78.3 sq. metres (843.2 sq. feet)



Total area: approx. 175.1 sq. metres (1884.5 sq. feet)





EPC Rating: C Hereford Council Tax Band: E

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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