





5 CHARTWELL ROAD

HEREFORD HR1 2TU

Asking Price £370,000

FREEHOLD

This superb semi-detached house is pleasantly located in a well-established and highly favoured residential area, less than a mile from the city centre of Hereford. Constructed in 1960s, the property has been substantially extended and has replacement double glazing and gas central heating and will provide an ideal family home having an integral garage, parking and an enclosed garden.

Flint & Cook

5 CHARTWELL ROAD

• Highly sought after residential area • Extended semi-detached house, two-storey extension • Excellent living space • 4/5 bedrooms • Integral garage • Lovely family home with garden





Location

Situated in a very popular residential location, off Bodenham Road. Local amenities include public house, various shops, bus service and the property is particularly well placed for access to Hereford hospital, railway station, schools and further education colleges (Sixth Form, Art and Technical).

Entrance Porch

With light, tiled floor and door to

Entrance Hall

With radiator, central heating thermostat and stairs to first floor.

Lounge

With radiator, bay window to the front, coal effect gas fire with wooden surround, back boiler providing hot water and central heating. Wide archway to

Dining Area

With radiator, double doors to the rear and door to

Kitchen

Fitted with a range of traditional style base and wall mounted units with work surfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine, built-in electric double oven, 4 ring electric hob and extractor hood, built-in refrigerator, built-in freezer, radiator, understairs storage cupboard with fuse-board and shelving, two windows to the rear and side entrance door.

First Floor Landing

With hatch to roof space and a built-in airing cupboard with a hot water cylinder.

Bedroom 1

With range of fitted wardrobes, dressing table, radiator and window to front.

Bedroom 2

With fitted wardrobes and chest of drawers, radiator and window to rear.

Bedroom 3

With radiator and window to front.

Shower Room

With large tiled shower area with glass screen and mains fitment, wash hand basin with cupboard under, WC, ladder style radiator, shaver point, down lights and window.

Bedroom 4

With radiator and window to front.

Bedroom 5/Study

With radiator and window to rear.

Integral Garage

With up and over door, light, power and side entrance door.

Outside

The front of the property is open plan, laid to lawn with a brick driveway together with Lavender and ornamental shrubs.

A side access path leads to the enclosed rear garden which is south facing and a real sun trap. The garden is enclosed by hedging, fencing and brick walling, mainly lawned with a retaining wall and has a paved patio, extensive range of ornamental shrubs, covered seating area, electric sun awning and outside water tap.

Property Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating (back boiler).

Outgoings

Water and drainage rates are payable.

Directions

What3words - ///castle.shade.tens

From Hereford city centre, proceed towards Ledbury on the A438. Continue past Tesco Express and at the roundabout take the first exit left into Bodenham Road. Take the second on the left into Chartwell Road and the property is located on the left hand side after a short distance.

Tenure & Possession

Freehold - vacant possession on completion.

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.

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.

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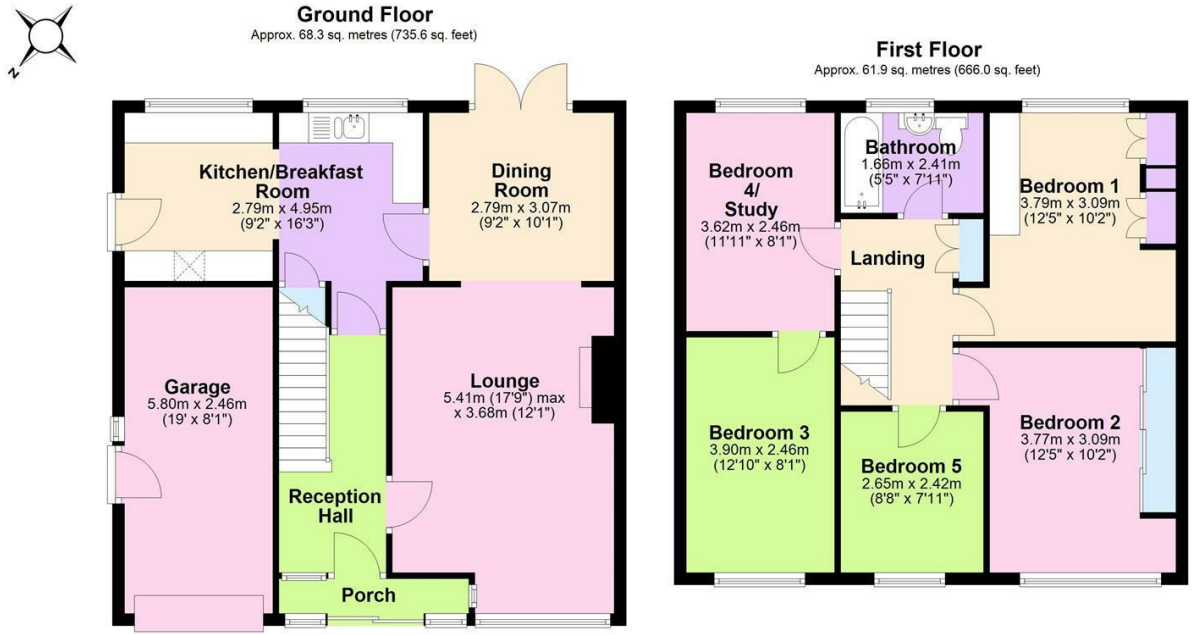

Total area: approx. 130.2 sq. metres (1401.7 sq. feet)

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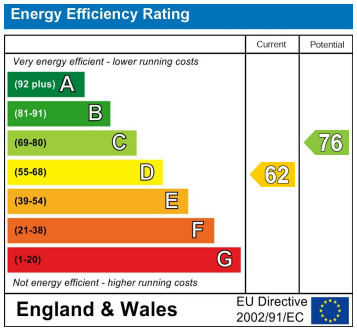

EPC Rating: D Hereford Council Tax Band: D

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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