72 BREINTON ROAD

HEREFORD HR4 0JX

£450,000

FREEHOLD

Occupying a convenient location within easy reach of the city centre, a superb individually designed 4-bedroom detached house, offering ideal family or retirement accommodation. The property, which has been finished to a high standard, has the added benefit of gas central heating, double glazing, 2 ensuite shower rooms, luxury kitchen, superb cellar room, garage and driveway, easy to maintain garden and we certainly recommend an internal inspection .

Flint & Cook

72 BREINTON ROAD

• Within easy reach of the city centre • Superb individually designed 4 bedroom detached house • Luxury kitchen and bathrooms • Open plan living space & cellar room • Garage & driveway parking • Must be viewed

Property Information

The property has underfloor heating installed through out the whole of the ground floor.

Reception Hall

With feature flooring, recessed lighting, carpeted staircase to both the first floor and the cellar and door to the

Cloakroom

With low-flush WC, wash hand basin, feature flooring and double glazed window.

Open Plan Living Room/Kitchen

Living Area

With feature flooring, recess spotlighting, large double glazed bay window with one way privacy glass and vertical blinds.

Kitchen/Dining Area

With 1 ½ bowl sink unit with mixer tap over, an extensive range of granite work surfaces with splash backs, feature flooring, recessed spotlighting, double glazed window and double doors to the rear garden, a range of integrated appliances including double oven, dishwasher, fridge/freezer and 4 ring gas hob with granite splash back and cooker hood over and a central workstation/breakfast bar with storage below.

Cellar

With excellent head height, fitted carpet, power and light points, 2 upright radiators, double glazed door with steps leading out to the rear garden, useful under stairs store cupboard and providing a very flexible living space.

First Floor Landing

With fitted carpet, radiator, large access hatch to the roof space with pull down ladder giving access to the

Large Loft Room

A useful space which provides ample storage space and houses the gas central heating boiler and solar panel controls and offers the scope to convert subject to necessary consent.

Bedroom 1

With fitted carpet, radiator, 2 double glazed windows to the front aspect and door to the

Ensuite Shower Room

With low flush WC, vanity wash-hand basin with storage below, large shower with recess shelving and rain water style shower head over, ladder style towel rail/radiator, large wall mirror, extractor fan, double glazed window.

Bedroom 2

With fitted carpet, radiator, 2 double glazed windows to the rear with blinds, space for wardrobes and door to the

Ensuite Shower Room

With wash-hand basin with touch-light mirror above, large double shower with rainwater-style shower head

over, low-flush WC, recessed spotlighting, ladder-style towel rail/radiator.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear with blinds.

Bedroom 4/Office

With fitted carpet, radiator, double glazed window to the front aspect with blinds and a range of fitted office furniture.

Luxury Bathroom

With suite comprising bath with splash backs and storage, vanity wash-hand basin with storage below, bidet, low-flush WC, double glazed window, recessed spotlighting, extractor fan and ladder-style towel rail/radiator.

Outside

The front garden has been landscaped for easy maintenance an is enclosed by brick walling with a brick-paved drive to the side providing off-road parking facilities and leading to the

Garage

With remote control roller door, power and light points, ample storage space and access to the

Rear Garden

The rear garden has been landscaped for easy maintenance, with a paved patio area providing the perfect entertaining space. There are steps leading down to the cellar and access into the garage, all enclosed by high fencing for privacy and with a very useful detached garden store/workshop with power and light.

Property Services

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

Outgoings

Council tax band 'E' - £2,969 for 2025/2026

Water and drainage rates are payable.

Directions

From the Flint and Cook office, proceed west out of Hereford city, along King Street, continuing to Saint Nicholas Street and crossing over the lights into Barton Road. Continue to Breinton Road in number 72 is on your right hand side just before reaching Ryeland Street.

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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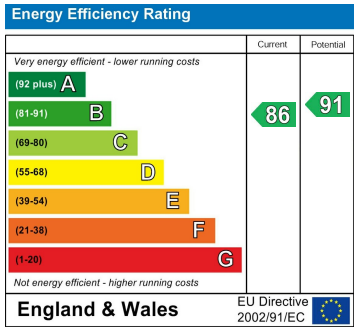
Total area: approx. 182.3 sq. metres (1961.7 sq. feet)



EPC Rating: B 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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