





9 SIDDONS ROAD

HAMPTON DENE, HEREFORD HR1 1XD

Asking Price £345,000

FREEHOLD

Situated in this sought after residential location, a well presented three bedroom extended semi detached property making an ideal home for a first time buyer or family. Benefitting from gas central heating, double glazing, a double width driveway and enclosed garden. A viewing is highly recommended.

Flint & Cook

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• Extended three bedroom semi • Sought after residential location • Two receptions & kitchen/diner • Ideal for a family • Driveway & enclosed garden • Must be viewed!





Ground Floor

With entrance door leading into the

Entrance Hall

With wood effect flooring, space for coat and shoe storage, radiator, recess spotlights and ceiling light point, useful storage cupboard, carpeted stairs leading up and door leading into the

Living Room

With wood effect flooring, two radiators, large double glazed window to the front aspect with fitted blind, coving, recess spotlights and pocket sliding door leading into the

Kitchen/Dining Room

A modern fitted kitchen comprising a range of matching wall and base units, there is ample work surface space over and a tiled splash back, there is space for a freestanding fridge/freezer with an integrated dishwasher and freestanding cooker with a four ring gas hob and electric oven below, there is ample space for dining with a useful pantry cupboard, double glazed window to the rear garden, window and door to the side with doors then leading to the

Snug/Office

A flexible space with wood effect flooring, central ceiling light, coving, radiator and a double glazed window and door to the rear garden.

Utility Room

With tiled floor, space and plumbing for a washing machine with space for a tumble dryer over, a bi-folding door then gives access to the

Downstairs W/C

With a low flush w/c, corner wash hand basin with tiled splash back, chrome heated towel rail, tiled floor, double glazed window and spotlight.

Boot Room

With a range of fitted wall and base units with ample workspace space over, integrated fridge/freezer, wall mounted gas central heating boiler, ample space for coat and shoe storage, useful under stair storage cupboard, radiator and recess spotlights.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, double glazed window to the side aspect, loft hatch and doors to

Bedroom One

A spacious main bedroom with fitted carpet, central ceiling light, radiator, large double glazed window to the front aspect with fitted blind and an array of fitted wardrobes.

Bedroom Two

Another spacious double bedroom with fitted carpet, central ceiling light, radiator, coving, double glazed window to the rear aspect, built in storage cupboard and additional fitted wardrobes.

Bedroom Three

With fitted carpet, radiator, central ceiling light point,

double glazed window to the front aspect and fitted wardrobes.

Bathroom

A three piece suite comprising panelled bath with tiled surround and mains fitment shower over, pedestal wash hand basin, low flush w/c, radiator, two double glazed windows, recess spotlights and useful airing cupboard with fitted shelving and radiator.

Outside

To the front there a double width tarmac driveway with an area of lawn. There is access to the garage/store room with up an and over door and a useful side access gate leading to the rear. To the rear there is a good sized garden laid to a mix of patio and lawn enclosed by fencing with two good sized wooden storage sheds. There is outside power points and a useful outside tap.

Directions

Proceed east out of Hereford along Blue School Street, Bath Street and St Owen's Street, continuing into Ledbury Road. At the traffic lights turn right onto Church Road and at the mini roundabout turn right onto Hampton Dene Road and then take the 1st left into Harvey Road and continue into Siddons Road.

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.

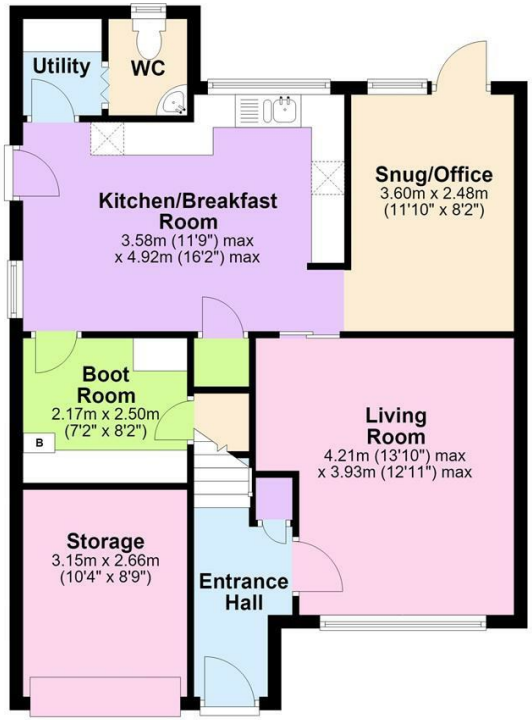
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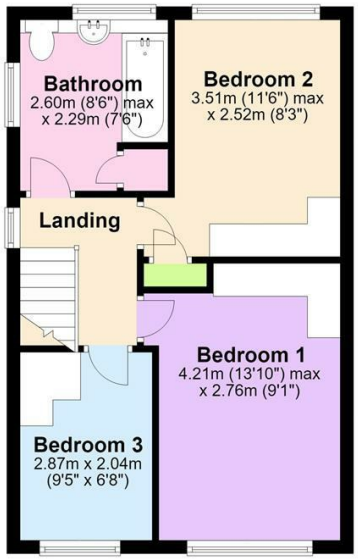




Ground Floor
Approx. 66.6 sq. metres (716.8 sq. feet)



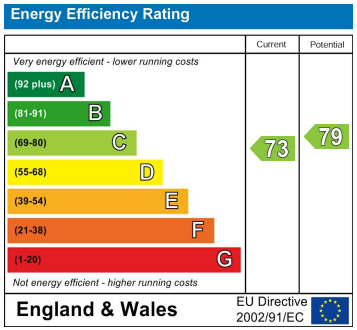
First Floor
Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

9 Siddons Road, Hereford





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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