111 HAMPTON DENE ROAD

HEREFORD HR1 1UJ

Asking Price £315,000

FREEHOLD

Pleasantly situated in this highly sought after location, an impressive 3 bedroom semi-detached house offering ideal family accommodation. The property, which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, modern kitchen and shower room, private rear garden, double width driveway and garage. To fully appreciate this property we strongly recommend an internal inspection.

Flint & Cook

111 HAMPTON DENE ROAD

• Highly sought after location • Impressive 3 Bedroom semi-detached house • 2 Large Reception Rooms and Kitchen/Breakfast Room • Downstairs WC • Double width driveway and Single Garage • Ideal family home

In more detail the well-maintained accommodation comprises

Double glazed entrance door through to

Entrance Hall
With tiled floor, storage space, electric light and door to

Large Lounge
With engineered Oak strip flooring, two radiators, double glazed window to the front aspect with vertical blinds, display shelving, tiled hearth with built-in gas coal effect fire above and open plan access to

Inner Hallway
With carpeted staircase to the first floor and door to

Dining Room
With tiled floor, radiator, double glazed windows and double French doors onto the rear patio and garden, understairs store cupboard, display shelf and open plan access to

Kitchen/Breakfast Room
With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample solid wood worksurfaces with splashbacks, central workstation/breakfast bar, gas cooker with splashback and cooker hood over, wall mounted gas central heating boiler, laminate flooring, double radiator, recess ideal for fridge/freezer, Samsung washing machine, double glazed window overlooking the rear garden, display shelving, store cupboard with shelving, central heating thermostat, central spotlighting, door to lounge and partially double glazed door to the Garage.

First Floor Landing
With fitted carpet and door to

Bedroom 1
With fitted carpet, radiator, space for wardrobes, double glazed window to the front aspect and built-in corner wardrobe.

Bedroom 2
With fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook and useful eaves storage cupboards.

Bedroom 3
With fitted carpet, radiator, double glazed window to the side with vertical blinds and access hatch to loft storage space.

Upstairs Shower Room
With suite comprising low flush WC, pedestal wash hand basin with spotlighting above, tiled shower cubicle with glazed folding door, laminate flooring, partially tiled wall surround, double glazed window and ladder style towel rail/radiator.

Outside
To the immediate rear of the property there is a paved patio area providing the perfect entertaining space and leading onto the remainder of the garden which is mainly laid to lawn, bordered by flowers and shrubs and well enclosed to maintain privacy. There is also a

further paved patio area, useful outside tap, side access gate and TIMBER GARDEN SHED.

The front garden has been landscaped for easy maintenance. A double width driveway to the side provides off-road parking and leads down to the GARAGE with up-and-over door, power and light points, double glazed side window, internal door to the Kitchen, access to the rear garden and door to

Cloakroom
With low flush WC.

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

Outgoings
Water and drainage rates are payable.

Directions
Proceed east out of Hereford city centre along Bath Street continuing into St Owen Street and then Ledbury Road. At the roundabout turn right onto Hafod Road, then at the top of the hill turn left onto Old Eign Hill and then second left onto Hampton Dean Road . The property can be found on the right 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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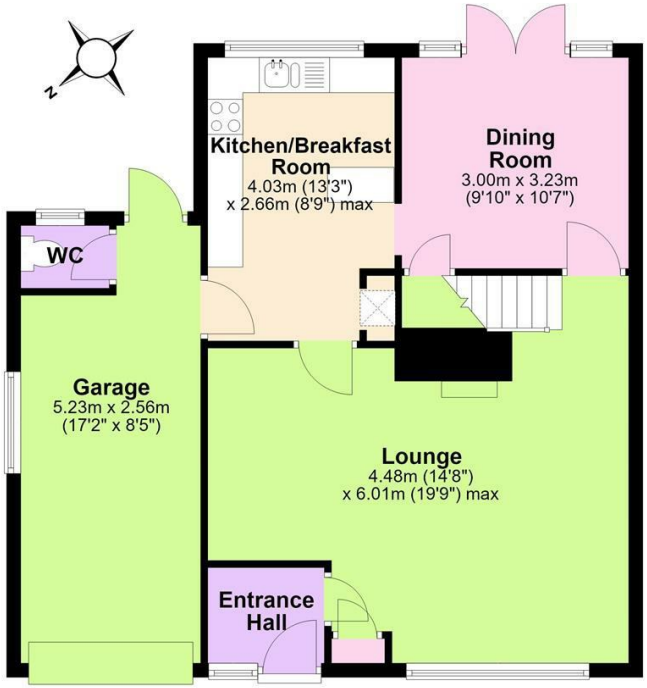
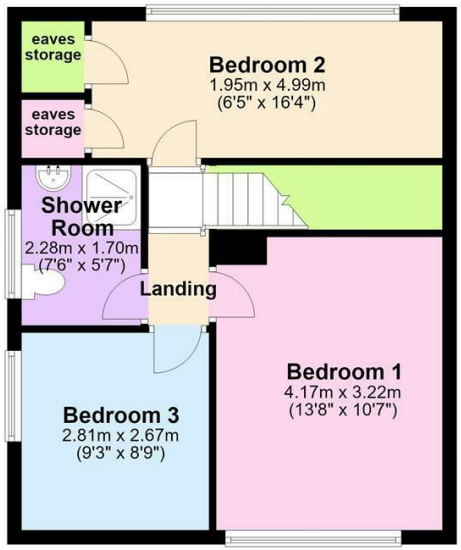
Ground Floor
Approx. 67.5 sq. metres (726.1 sq. feet)

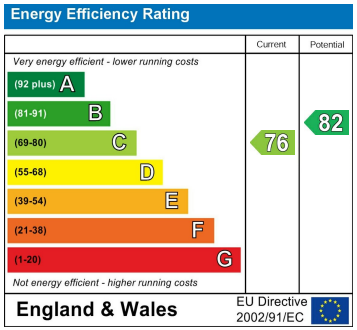


First Floor
Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

111 Hampton Dene 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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