



## 44 SHERIDAN ROAD HEREFORD HR4 0NQ

Asking Price £219,500  
FREEHOLD

Situated in this popular residential location, a three bedroom mid terraced home offering ideal first time buyer/ small family accommodation. The property has the added benefit of gas central heating, double glazing, garage, gardens and we highly recommend an internal inspection.



## 44 SHERIDAN ROAD

- Ideal first buyer/ family accommodation • Gas central heating & double glazing • Mid terraced house • Three bedrooms • Garage & gardens • Must be viewed



### Full Description

Situated in this popular residential location, a three bedroom mid terraced home offering ideal first time buyer/ family accommodation. The property has the added benefit of gas central heating, double glazing, single garage, gardens and we highly recommend an internal inspection.

### Ground floor

Porch with entrance door into

### Entrance hall

With fitted carpet and carpeted stairs leading up with useful under-stair storage area, radiator, coat storage and doors into

### Lounge

With fitted carpet, radiator, double glazed window to the front aspect, coal effect gas fire place with feature surround and archway leading into

### Dining room

With fitted carpet, radiator and double glazed french doors to the rear garden

### Kitchen

Fitted with matching wall and base units, ample work surface space, stainless sink and drainer, under-counter space for fridge, freezer, washing machine and dishwasher, free standing cooker with gas hob and oven, recess spotlights, tiled floor and double glazed window and door to the rear garden

### First floor landing

With fitted carpet, loft hatch with pull down ladder (boarded) & light, airing cupboard housing the gas central heating boiler and doors to

### Bedroom 1

With fitted carpet, radiator, double glazed windows to the front aspect, double built in wardrobe with two folding doors

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect, freestanding triple wardrobe with sliding doors and single built in cupboard with folding door

### Bedroom 3

With fitted carpet, double glazed window to the front aspect, radiator and built in wardrobes with triple sliding doors

### Bathroom

Double width shower cubicle with electric shower head over, low flush w/c, pedestal wash hand basin, radiator, double glazed window, part tiled surround, vinyl flooring

### Outside

The front is approached via an iron gate with concrete path leading to the porch with entrance door into the entrance hall. The remainder of the front garden is laid to stone for ease and low maintenance with an array of ornamental shrubs and trees. To the rear, a good sized

garden laid to paving for ease and low maintenance, enclosed by brick walling and fencing with rear access gate leading to the single garage with up and over door.

#### Directions

Proceed west out of Hereford along Whitecross Road, at the Monument roundabout take the 4th exit onto Yazor Road and take the second turning on the left on to Sheridan Road, continue round to the right and then to the left and the property is situated on the right hand side just after Partridge Mead.

#### Outgoings

Council Tax Band 'B' £1794.59 Water and drainage rates are payable.

#### Services

All mains services are connected.

#### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

#### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

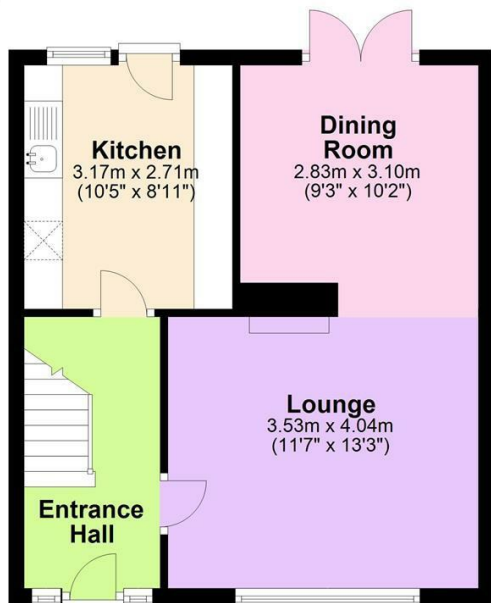
## 44 SHERIDAN ROAD





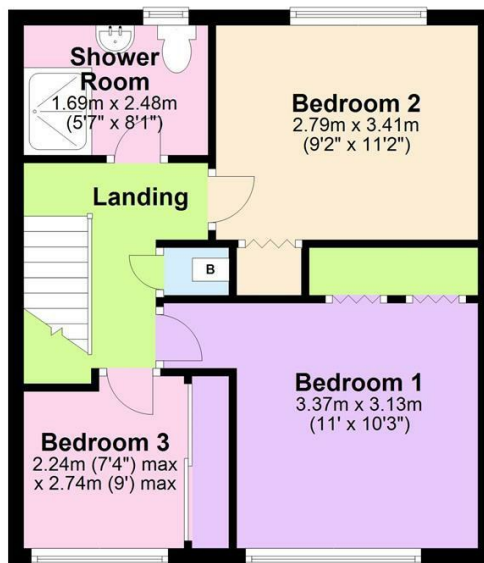
### Ground Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



### First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 80.7 sq. metres (868.7 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**44 Sheridan Road, Hereford**

**EPC Rating: D Hereford Council Tax Band: B**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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