





31 CHARTWELL ROAD

HEREFORD HR1 2TU

Asking Price £350,000

FREEHOLD

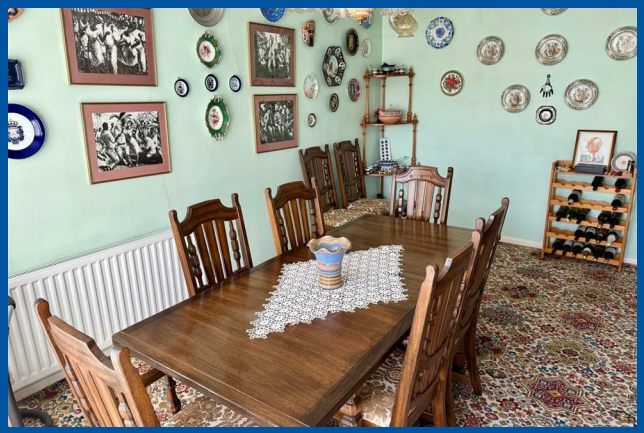
This excellent semi-detached house is pleasantly located in a well established and highly favoured residential area less than a mile east of Hereford city centre and particularly well placed for access to Hereford hospital and railway station. Local amenities include a public house, range of shops and bus service. Constructed in the 1960s, the property has a large ground floor extension and a recently re-fitted bathroom, gas central heating, double glazing and is ideal for family purposes having off-road parking, garage and good sized rear garden.

Flint & Cook

31 CHARTWELL ROAD

• Semi-detached house • Sought after residential area • 3 Bedrooms • Extended ground floor • Gas central heating • Ideal family home





Entrance Hall
With radiator, central heating thermostat and large understairs storage cupboard.

Dining Area
With radiator and access to the garden.

Lounge
With radiator and patio doors to the rear.

Kitchen
With fitted base and wall mounted units with worksurfaces and tiled splashbacks, twin bowl sink unit, tiled floor, space for range style cooker, window to front and door to

Side Entrance Lobby

Living Room - currently used as Dining Room
With radiator and patio doors to the rear.

Staircase leads from Entrance Hall to

First Floor Landing
With smoke alarm, airing cupboard and hatch to roof space houseing the gas-fired central heating boiler.

Bedroom 1
With built-in and fitted wardrobes, radiator and window to rear.

Bedroom 2
With fitted wardrobe, radiator and window to side.

Bedroom 3
With radiator and window to side.

Shower Room
With tiled walls and floor, large shower cubicle with mains fitment, wash hand basin with cupboards under, WC, storage unit, shaver point, down lights, ladder style towel rail, extractor fan and window to front.

Outside
The property is approached via a brick paved driveway which leads to
GARAGE with electric up-and-over door, light, power, recess for freezer etc and plumbing for washing machine.

The front garden is laid to lawn with brick retaining wall and hedging.

There is a good size westerly facing rear garden which is enclosed by mature hedging and has a paved patio, lawn, GARDEN SHED and GREENHOUSE.

Agents' Note
The stairlift can be removed, if required.

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

Outgoings
Water and drainage rates are payable.

Directions
What3words ///occupy.basis.fact

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

Viewing Arrangements - Bromyard

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

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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.

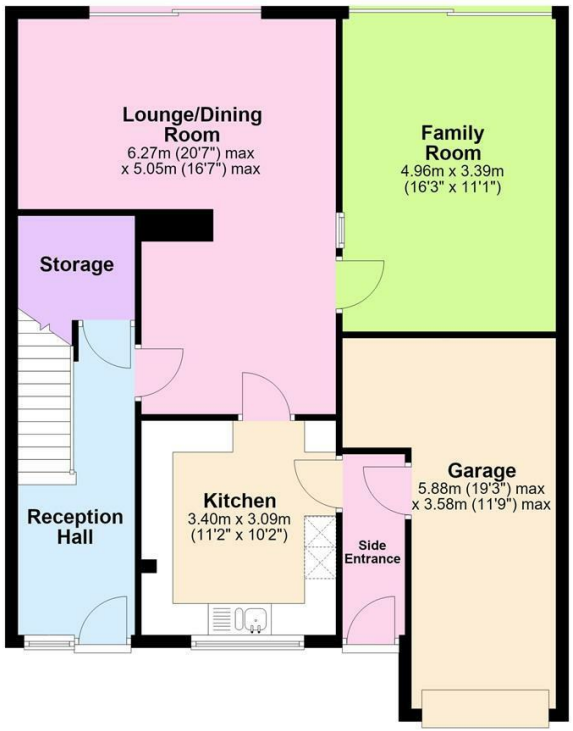
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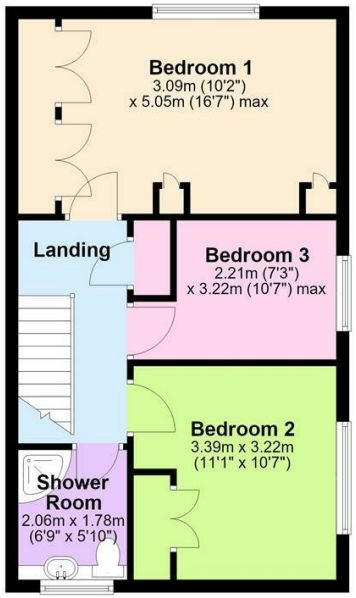




Ground Floor
Approx. 86.3 sq. metres (929.4 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.2 sq. feet)

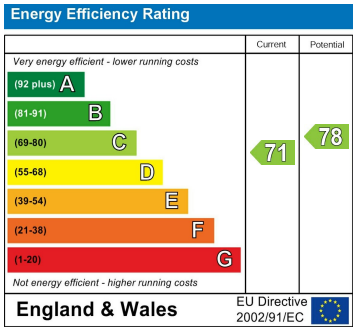


Total area: approx. 131.2 sq. metres (1412.6 sq. feet)

31 Chartwell Road, Hereford

EPC Rating: C 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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