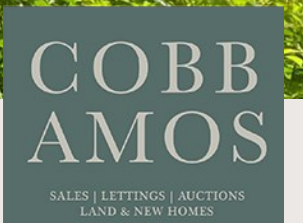




138, Three Elms Road, Hereford, HR4 0RJ
Price £575,000



138 Three Elms Road Hereford

A wonderful opportunity to purchase a superb modern detached home located in the prime residential area of Three Elms on the North West outskirts of Hereford city.

Boasting immaculately presented accommodation including; four double bedrooms, en-suite, utility, WC, open plan kitchen & dining room and a study. The outside is what really sets this property apart as it is nestled next to a school nature garden to one side and playing fields to the rear providing lush greenery and privacy all around in which to enjoy the large landscaped gardens including a 4m x 5m garden room with veranda, double garage and gated tarmac driveway.

Viewing is highly recommended to fully appreciate all on offer CALL 01432-266007 TO BOOK

- Stunning Detached Property
- Four Double Bedrooms
- Family Bathrooms and En-suite shower
- Large Enclosed Private Rear Garden
- Double Garage with Driveway Parking
- Modern Kitchen with Central Island
- Open Plan Kitchen & Dining Area
- Utility Room & Downstairs WC
- Secure Gated Access
- Viewing Highly Recommended

Material Information

Price £575,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: C (69)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

This beautifully presented executive family home is fully double glazed and centrally heated via a Viessman boiler and pressurised hot water system. Consisting of four double bedrooms, three with fitted wardrobes and master with en-suite & a family bathroom. The ground floor features entrance hallway, study, WC, utility room, large living room and open plan kitchen dining room with fitted appliances and central island unit.

Property Description

Entered via an open porch with a solid wood front door giving access into the entrance hall with an Amtico vinyl tiled floor (throughout the downstairs) stairs leading up, and doors leading off to all rooms including the downstairs WC which includes a vanity wash basin unit and extractor fan. The study has a window to the side aspect and door into the double garage. The living room stretches from the front to the back of the property with a box window at the front and patio doors out to the rear, there is a fireplace with marble hearth, surround and mantle over with inset gas fire, double doors open to the dining area. Patio doors out to the rear garden and the Amtico vinyl tiled floor leads from the dining area into the kitchen which has a matching range of wall and base units and drawers under a quartz worktop with upstands, Miele dishwasher, Neff induction hob and extractor fan over Neff oven with warming drawer and microwave, Neff integrated fridge freezer and an island unit providing further storage and a wooden worktop over. The utility room features fitted shelving and storage cupboards under a worktop with space and plumbing for a washing machine and tumble dryer and a double glazed door to the side.

From the hallway carpeted stairs rise up the landing with a window to the front, airing cupboard with a radiator and slatted shelving, Kardean vinyl tiled flooring (throughout the upstairs) and doors off to all rooms. Bedroom one has fitted wardrobes, window to the rear and an En-Suite shower room with tiled floor, window to the rear, WC and vanity basin drawer unit. Bedroom two features, fitted wardrobes and window to the rear. Bedroom three has fitted wardrobes and window to the front. Bedroom four has a window to the front. The family bathroom features a tiled floor, vanity sink unit, window to the rear, WC, panel bath with tiled walls and shower over.

Garden & Parking

The property is approached from the road via double metal gates opening onto a large tarmac driveway providing parking for 3/4 cars and giving access to the double garage. There are gravel borders to either side, a path leads to the open porch and main entrance door, electric car charging point, all is enclosed by panel fencing and hedge to the front.

The double garage has an electric remote control up and over door, window to the side, access to off space storage, boiler system and door into the study.

The rear garden is accessed via one of two sets of patio doors out on to the large patio area which is enclosed by a brick wall to the side and fencing with archway and gravel path to the main garden area. A lawn area surrounded by shrubs, fruit trees interspersed and a path which leads to the rear of the garden where there is a storage area all enclosed by panel fencing.

From the patio a path gives access to the side and front of the property.

Garden room/workshop - currently used as a workshop but offering a versatile space suitable for any number of uses such as a home office, bar, play room etc and has power, light and double doors which open to a covered veranda seating area.

Location

Set within the sought after area of Three Elms Road on the North Western outskirts of the city. There are both Primary and Secondary schools close by and within walking distance is - Coop supermarkets, Butchers, Cafe, Newsagents & The Monument pub to name a few, as well as regular bus service.

Services

All mains services are connected.

Broadband

Standard 7 Mbps 0.8 Mbps Good
Superfast 71 Mbps 18 Mbps Good
Ultrafast 8000 Mbps 8000 Mbps Good
Networks in your area - Openreach, Zzoomm

Indoor & Outdoor Mobile Coverage

Please Check: <https://www.ofcom.org.uk/mobile-coverage-checker>

Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

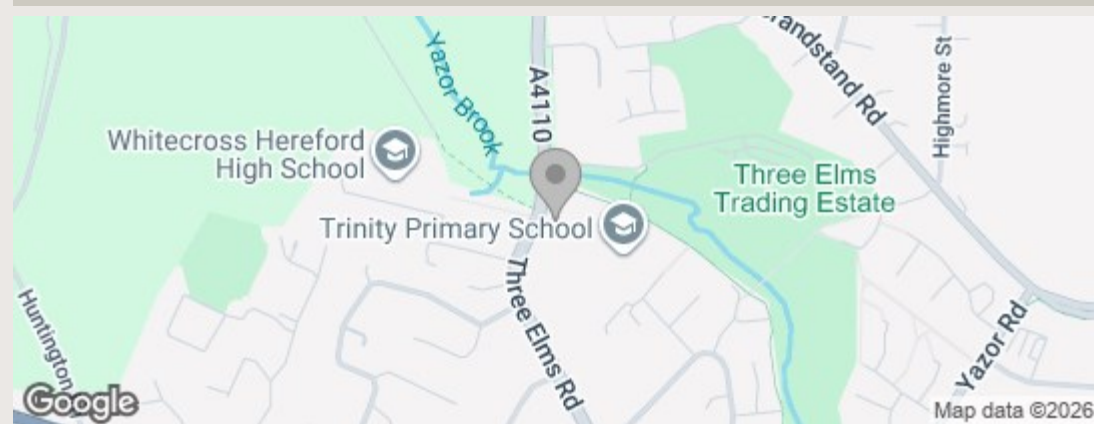
Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

From the office turn right down Victoria St and take a left in to Eign St which turns into Whitecross Road. On reaching the roundabout, take the third exit onto Three Elms Road where the property is found on the right hand side after Whitecross School. What3Words:///upper.beside.fluid



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