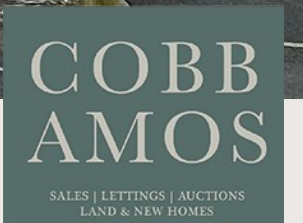


**7, Smithy Court, Hereford, HR2 6RS**  
**Price £240,000**



# 7 Smithy Court Hereford

We are pleased to present a lovely three bedroom end of terrace family home situated in a quiet cul-de-sac position within the popular Saxon Gate development to the South of Hereford City.

The property is in a good decorative order and has many added benefits such as a garage and parking and a large conservatory at the rear, the double glazed and gas centrally heated accommodation consists of entrance hall, WC, living room, kitchen/dining room with three bedrooms and a family bathroom to the first floor.

The rear gardens are a particular feature of this house and boast a large decked area with pergola above, lawn and side access. No upward chain

VIEWING IS STRONGLY RECOMMENDED TO APPRECIATE ALL ON OFFER - CALL 01432-266007

- Three bedroom family home
- Garage & off road parking
- Large conservatory extension
- Fitted Kitchen/Dining room
- Good size living room
- Enclosed rear garden
- Decking, pergola & seating
- Well presented throughout
- Cul-de sac position
- No onwads chain

## Material Information

**Price** £240,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

**EPC:** D (66)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

## Dimensions

Living room - 16'8 x 15'1  
 Kitchen/Diner - 15'1 x 8'4  
 Conservatory - 12'2 x 7'11  
 Bedroom 1 - 13'4 x 8'6  
 Bedroom 2 - 11'7 x 8'6  
 Bedroom 3 - 10'6 x 6'6  
 Total area - 1038 sqft

## Property Description

The property is entered via the main entrance door into the useful hallway where there are doors to the living room and the WC which has a window to the front and corner hand basin. The living room has a window to the front aspect with fitted louvre shutters, there is a gas fire with marble hearth and surround and a wooden mantle over, stairs to the landing and door to the kitchen/dining room. Boasting a large understairs storage cupboard there is a range of matching wall and base units with drawers, a 1 1/2 bowl composite sink, window to the rear, inset gas hob with extractor hood over, space and plumbing for both washing machine and dishwasher and built in Bosch double oven. The impressive conservatory is fully double glazed with windows to two aspects, double patio doors onto the decking and a ceiling fan and light.

Carpeted stairs rise up to the landing which has access to the loft space and doors off to all rooms. The bathroom benefits from a fitted suite comprising of wash basin with counter top to the side and cupboard under, fitted range of mirrored wall cupboards, window to the rear, extractor fan, WC and panel bath with shower over. Bedroom one has a window to the front with louvre shutters, bedroom 2 also has louvre shutters but to the rear and bedroom 3 has a fitted airing cupboard housing a high pressure hot water tank, window to the front with louvre shutters and a ceiling fan.

## Gardens & Garage

The property is approached from the front via a path to the front door with decorative gravel either side and a gate to the side giving access to the rear, diagonally opposite can be found the GARAGE 17'11 x 9'10 (176 sqft) with parking space in front.

The rear garden features a large decking area covered with a wooden pergola and with a wooden gate to the front, there is a built in seating area and gate leading to the lawned area with gravel adjacent and borders housing a large variety of trees, shrubs and bushes. The garden is enclosed by wooden fencing.

## Locality

Saxon Gate is a peaceful and family-friendly neighbourhood to the South of Hereford City. Known for its cleanliness and safety the area is popular for its walkability and its reputation as a pleasant, dog-friendly community. The local amenities include a church, primary and secondary schools, several local shops and supermarkets and a regular bus service to Hereford City which offers a wider range of services.

## Services

Mains water, drainage, gas and electric are connected to the property

## Broadband

Broadband download upload speed Availability  
 Standard 10 Mbps 0.9 Mbps Good  
 Superfast 80 Mbps 20 Mbps Good  
 Ultrafast 8000 Mbps 8000 Mbps Good  
 Networks in your area - Zzoomm, Openreach

## Mobile phone coverage

Please see <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 Hereford office, follow the A49 over the river bearing left after the bridge. Go straight through the traffic lights past the Broad Leys and continue to the next set of lights and turn left into Bullingham Lane and first left again into Waggoners Way. Smithy Court is the 2nd turn on the right where the property can be found straight ahead. What3words///dots.joke.chained

