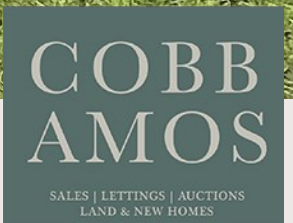


114, Hinton Road, Hereford, HR2 6BN
Price £269,950



114 Hinton Road Hereford

This three bedroom semi detached family home, originally built in the 1940s, has been extended over time to provide extra accommodation which is double glazed and gas centrally heated throughout.

The upstairs shower room and downstairs WC have both been re-fitted in recent years and the addition of a conservatory and a fitted pantry in the kitchen breakfast room add to the overall appeal of the property.

One of the standout features of this property is the generous garage space which extends to a total length of over 30 feet plus an additional 18' storage area which has further potential as a workshop or 'man cave'.

Hinton Road has a wealth of lpcal amenities close by and the advantage of the city centre being under a mile away and easily access by foot or bicycle.

PLEASE CALL 01432 266007 TO ARRNGE YOUR VIEWING

- Three bedroom family home
- Extended accommodation
- Kitchen/ breakfast room (23')
- Living room & conservatory
- Double length garage (31')
- Workshop/storage area
- Downstairs WC
- Driveway parking
- Enclosed rear gardens
- No onwads chain

Material Information

Price £269,950

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: C

EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Property Description

The property is entered via a double glazed door into the hallway where there are doors to the kitchen, living room and WC, stairs to the first floor with useful storage cupboard under. The WC has been recently refurbished and features wood panelling to the walls, sink with stone shelf and cupboard under and low level WC. The kitchen breakfast room has a galley style kitchen with units at the front and space for table and chairs at the rear, double glazed windows to both the front and rear aspects, tiled floor, range of wall and base units with drawers, one and half bowl composite sink, tiled splash backs, Rangemaster range cooker with extractor fan over, space and plumbing for dishwasher and double glazed door out to the utility area of the garage.

The living room has a feature wood burner to one corner with cladding to the walls and floor, sliding doors lead through to the conservatory which had double glazed windows to two sides, double doors to the outside and an opaque roof.

To the first floor are three bedrooms, two are doubles and one is a single. The shower room has been recently fitted and features a heated towel rail, WC, sink unit and large shower cubicle with shower tower.

Dimensions

Kitchen/Dining room - 23'5 (7.15m) x 10'7 (3.22m) max

Living Room - 16'6 (5.03m) x 11'9 (3.58m)

Conservatory - 9'1 (2.78m) x 10' (3.05m)

Bedroom 1 - 12'5 (3.79m) x 10'2 (3.11m)

Bedroom 2- 10'2 (3.11m) x 8'5 (2.57m)

Bedroom 3 - 7'7 (2.31m) x 7'3 (2.2m)

Garage (inc utility area) - 31`6 (9.6m) x 9'10 (3m)

Workshop/storage area - 18'4 (5.58m) x 9'10 (3m)

Gardens & Garage

The property is approached from the road via a large tarmac driveway providing parking for 3 cars and enclosed by wood panel fencing.

The rear garden is mainly laid to lawn with patio near the house and gravel seating areas to one side and to the rear enclosed by wooden sleepers. There is also a pond and a metal shed in one corner.

Double wooden doors give access to the garage from the driveway, about halfway up is a utility area with plumbing for a washing machine under a worktop and a door to the kitchen opposite, there are ceiling windows providing light, a door to the rear garden and further door into a storage shed with windows to one side, power and light and the potential to be converted into further accommodation.

Location

Located just south of Hereford city centre there are many local amenities within walking distance which include a range of shops, takeaway, post office, primary school, hairdressers, Co-op and Tesco Express and bus service. The city centre is a short distance away via King George V playing fields where there is the municipal swimming baths and leisure centre and lovely walks along the river bank either into town or into the close by countryside.

Services

All mains services are connected to the property

Tenure - Freehold

Mobile Phone Coverage

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

Broadband Speed

Highest download Highest upload speed Availability

Standard 8 Mbps 0.8 Mbps Good

Superfast 80 Mbps 20 Mbps Good

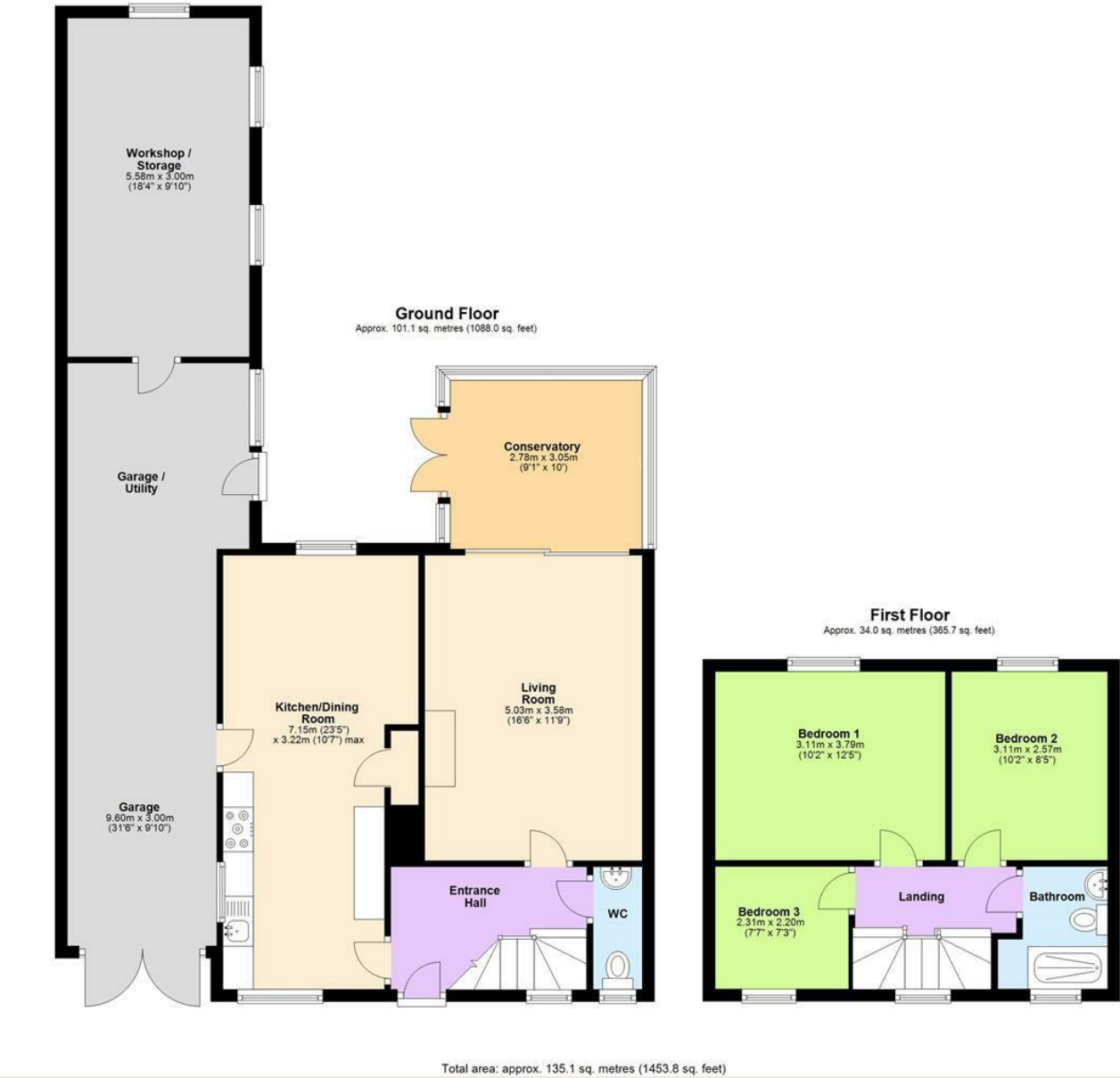
Ultrafast 8000 Mbps 8000 Mbps Good

Networks in your area - Zzoomm, Openreach

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 head South on the A49, after crossing Greyfriars Bridge take the first turning on the left into Hinton Avenue. Continue along this road going straight over the1st mini roundabout, past the Bishops Meadows on your left and just before the next mini roundabout, number 114 is on the right hand side.

