



3, Old School Lane, Hereford, HR1 1EU  
Price £250,000

# 3 Old School Lane Hereford

A semi detached family home with extended accommodation in an elevated position with far reaching views of open countryside. Boasting three bedrooms and bathroom to the first floor and two reception rooms, conservatory, downstairs shower room, utility and kitchen on the ground floor, the double glazed and gas centrally heated property is deceptively large. The rear garden reaches over 90ft in length and the front is used as parking for up to 2/3 cars. Located on the Northern outskirts of Hereford City there are many local amenities nearby and the city centre is less than 1 1/2 miles away.

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- Semi-detached family home
- Three double bedrooms
- Extended accommodation
- Kitchen/Dining Room
- Living room with wood burner
- Conservatory & Utility area
- Bathroom & downstairs shower
- Large rear gardens
- Off road parking
- Elevated position with views

## Material Information

Price £250,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: B

EPC: C (69)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Property Description

The property benefits from gas central heating and double glazing and is accessed from the front via a uPVC entrance door into the porch which has a window to the front, tiled floor and opens into the entrance hall where there is a meter cupboard, door to the living room and stairs to the first floor. The living room has laminate flooring, a window to the front aspect, fireplace housing a wood burning stove, display shelves and door to the dining room which also features laminate flooring, sliding door to the conservatory and is open plan with the kitchen separated by a useful breakfast bar. The kitchen consists of a range of matching wall and base units under work surfaces with tiled splash backs, inset stainless steel sink unit with mixer tap over, space and plumbing for a dishwasher, freestanding cooker, two windows to the side aspect and an open doorway through to the utility room which has a fitted cupboard with work top over, space and plumbing for a washing machine, space for tumble dryer, space for fridge freezer, fitted shelving and window to the side aspect. The conservatory features laminate flooring, radiators, windows and double doors opening out to the rear garden patio area and a door into the shower room consisting of a corner shower cubicle, WC, pedestal wash basin, tiled floor and walls and heated towel rail.

From the entrance hall carpeted stairs rise to the landing with a window to the side aspect, airing cupboard, access to the roof space and doors leading off to all other rooms. The bathroom has a matching suite comprising of bath with shower over, pedestal wash basin, WC, tiled surrounds, window to the front. Bedroom one has a window to the front with far reaching views to open countryside, bedroom two and three both have windows to the rear.

## Dimensions

Living Room - 13'9 (4.20m) x 12' (3.65m) max  
 Kitchen/Dining Rm - 16'11 (5.16m) x 10'5 (3.17m)  
 Conservatory - 12' (3.65m) x 10'6 (3.20m)  
 Bedroom 1 - 10'8 (3.25m) x 9'3 (2.82m)  
 Bedroom 2 - 8'10 (2.68m) x 8'8 (2.64m)  
 Bedroom 3 - 8'8 (2.64m) x 7'11 (2.41m)

Total Area - 992 sqft (92.2 sqm)

## Gardens & Parking

The property is approached from the road via a tarmac driveway enclosed by brick wall which also provides parking for 2/3 cars, steps lead up to the main entrance door and a pathway leads to the rear of the property. At the rear there is a large patio area with wooden summer house, the garden extends to the rear and is mainly laid to lawn with borders housing flowers, plants and shrubs and trees interspersed, at the far end of the garden is a vegetable plot and two useful storage sheds.

## Locality

Located on the Northern outskirts of Hereford City with local amenities close by to include primary school, Point 4 gym & fitness centre, post office & shop, fish & chip shop and a regular bus service. Nearby are Secondary schools, Colleges, supermarkets, doctor's surgery, bus and train stations with the more comprehensive facilities of Hereford City less than 1/2 miles away.

## Services

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

Tenure - Freehold

## Mobile Coverage

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

## Broadband

Broadband Download Upload Availability  
 Standard 6 Mbps 0.7 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.

Ground Floor  
Approx. 57.3 sq. metres (617.0 sq. feet)



First Floor  
Approx. 34.8 sq. metres (375.1 sq. feet)



Total area: approx. 92.2 sq. metres (992.1 sq. feet)

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

## 3 Old School Lane, Hereford

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 follow the A49 along Edgar Street past the football ground, at the roundabout turn right into Newtown Rd and left at the next roundabout into Burcott rd. Go over the railway bridge and at the mini roundabout go straight over continuing up College Road to the traffic lights and turn left as if going up Old School Lane and the property is immediately on the left. What3words:///trim.trio.effort

