



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



28 Ambleside Drive, Off Yazor Road, Hereford, HR4 0LP

'Situated in a sought after residential location to the north of central Hereford a well presented three bedroom, extended semi detached family home which is centrally heated and double glazed with open plan kitchen/dining room, off road parking, garage and enclosed rear garden'

£299,995 (Freehold)

28 Ambleside Drive, Off Yazor Road, Hereford, HR4 0LP

LOCATION

Ambleside Drive is located off Yazor Road and to the north of central Hereford. In the locality there are a range of amenities including a public house and convenience stores with Hereford as a whole offering a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

28 Ambleside Drive is a well presented, extended, semi detached family with central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises, entrance porch, entrance hall, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A upvc front aspect double glazed door gives access to the entrance porch with tiled flooring, storage cupboard and glazed panelled door to the entrance hall.

Entrance Hall

With panelled radiator, stairs to the first floor and door to the sitting room.

Sitting Room

3.99m (13'1) x 3.81m (12'6) (maximum)

With front aspect double glazed bay window, panelled radiator, smoke alarm, television point and glazed double doors leading to the kitchen/dining area.



28 Ambleside Drive, Off Yazor Road, Hereford, HR4 0LP

Kitchen/Dining Area

Kitchen Area

4.78m (15'8) x 3.35m (11'0)

With stainless steel 1½ bowl sink drainer unit with work surfaces, splash backs, base units under with matching wall units, space for range cooker with cooker hood over, integrated microwave, central island with breakfast bar, inset spot lights, laminated flooring, understairs storage cupboard with plumbing and space for washing machine and space for tumble dryer over, side aspect double glazed upvc door to the garden and access to the dining area.



Dining Area

5.44m (17'10) x 2.34m (7'8)

With rear aspect double glazed window, two panelled radiators, laminated flooring, television point and double glazed patio door giving access to the rear garden.



28 Ambleside Drive, Off Yazor Road, Hereford, HR4 0LP

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, smoke alarm, airing cupboard housing the hot water tank and doors to the bedrooms and bathroom.

Bedroom 1

3.48m (11'5) (to the wardrobe) x 3m (9'10)

With rear aspect double glazed window, built-in wardrobe with hanging rail and shelf and panelled radiator.

Bedroom 2

3.66m (12'0) (maximum) x 2.59m (8'6)

With front aspect double glazed window, access hatch to loft space and panelled radiator.



Bedroom 3

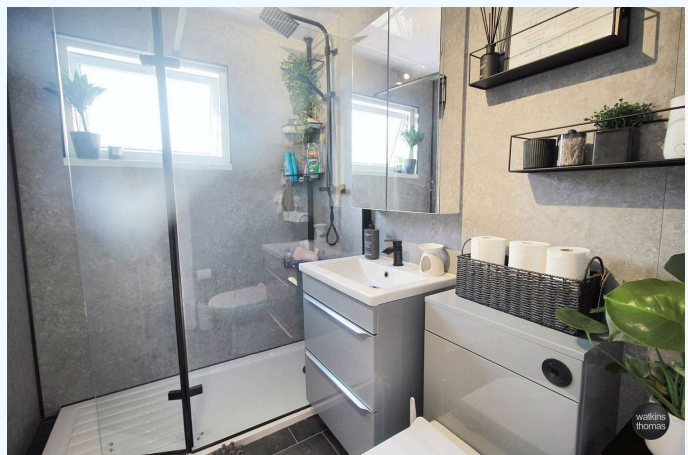
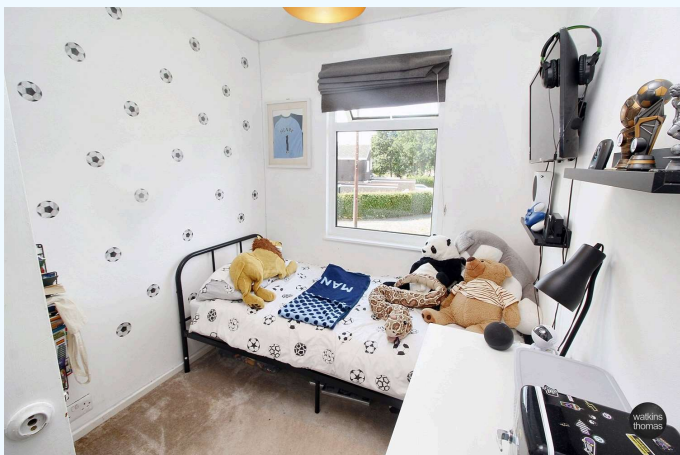
2.69m (8'10) (maximum) x 2.08m (6'10)

With front aspect double glazed window, panelled radiator and wardrobe area with hanging rail.

Shower Room

2.26m (7'5) x 1.65m (5'5)

With rear aspect double glazed window, double shower cubicle with thermostatically controlled shower and rainwater shower head, vanity wash hand basin, low flush wc, heated towel radiator, shower boarding throughout and vinyl flooring.



28 Ambleside Drive, Off Yazor Road, Hereford, HR4 0LP

OUTSIDE:

To the front of the property is a lawn garden and driveway giving access to the GARAGE (16'1 maximum x 8'2) with partial stud partition, power, lighting and wall mounted gas central heating boiler. A side access path with gate gives access to the rear of the property where there is a decked patio leading to the main garden which is laid to lawn. There is an outside power point. The garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along Whitecross Road and on reaching the roundabout take the fourth exit onto Yazor Road. Continue along Yazor Road turning left into Ambleside Drive where the property is on the right hand side as indicated by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

5th August 2024

ID38986

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

28 Ambleside Drive, Off Yazor Road, Hereford, HR4 0LP

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

