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28 Marlowe Drive, Whitecross, Hereford, HR4 0JL

'A well presented three semi detached home located in a mature residential locality near to a range of amenities'

£240,000 (Freehold)

Residential Sales and Lettings

28 Marlowe Drive, Whitecross, Hereford, HR4 0JL

LOCATION

Marlowe Drive is located off Wordsworth Road within the Whitecross residential district. Whitecross lies to the west of central Hereford and in the locality there are a range of amenities including primary and secondary schools. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

28 Marlowe Drive is an established semi detached home which has the benefit of a gas fired central heating system and replacement double glazed windows. The property is well appointed and of good proportions it offers a hall, sitting room, a modern kitchen/breakfast room and lobby with wc off. On the first floor there are three bedrooms and a full bathroom suite to include separate shower area. There is a wide tarmacadam car parking area to the front and the rear gardens are landscaped for ease of maintenance and entertaining.

ON THE GROUND FLOOR:

Entrance Porch

With double glazed door to:

Reception Hall

3.84m (12'7) x 1.93m (6'4)

With double glazed window to the side, coving to ceiling, stairway off, low level under stair cupboard, radiator, wall mounted thermostat, wood grain effect flooring and with a panel door to the kitchen/breakfast room and panel door to:



The Living Room

3.61m (11'10) x 4.29m (14'1) (into bay)

With a double glazed half bay window to the front, coved ceiling, wall light points, two radiators and television point.



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The Kitchen/Breakfast Room

4.72m (15'6") x 2.74m (9')

Beautifully appointed and with a double glazed window overlooking the rear garden. Extensive range of high gloss fronted base cupboard units with soft close doors, wood grain effect working surfaces over, attractive tiled surrounds and eye level cabinets. 1½ bowl stainless steel sink unit with drainer and mixer tap, fitted electric oven with four ring hob over and cooker hood above, recess with plumbing for washing machine, built-in fridge and freezer units. Sunken ceiling lights, radiator and with wood laminate flooring.



Lobby

1.07m (3'6") x .89m (2'11")

With a double glazed door to outside, door to under stair store cupboard with a wall mounted gas fired boiler which provides central heating and domestic hot water. Folding door to a separate wc.

Separate Wc

With low level wc and wall hung wash basin with tiled course over. Double glazed window and continuation of the wood grain effect flooring.

ON THE FIRST FLOOR:

Landing

With double glazed window to the side, access hatch to loft storage space, sunken ceiling lights and coving to ceiling. Doors to:

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Bedroom 1

3.84m (12'7") x 3.07m (10'1") (11'9" to rear of wardrobes)

With a double glazed window with venetian blind to the front, two sunken lights, radiator and along one wall there are four sliding doors to a wardrobe area which is provided with storage shelving and hanging rails.



Bedroom 2

2.84m (9'4") x 2.77m (9'1") (plus door recess)

With a double glazed window to the front with venetian blind and radiator.

Bedroom 3

2.08m (6'10") x 2.77m (9'1") (maximum including head of the stairs)

With a double glazed window with venetian blind to the front and radiator.



Bathroom

3m (9'10") x 1.68m (5'6")

Attractively appointed with suite comprising bath with mixer tap with tiled courses over, vanity wash basin with waterfall mixer tap with cupboards below, low level wc and walk-in shower with thermostatically controlled shower unit, tiled floor, shower well and part with Quartz effect tiling. Two double glazed windows and under floor heating.



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OUTSIDE:

At the front the property has the benefit of a wide tarmac car parking area. There is a terraced border behind sleepers and a gate opens to the side of the property.

At the side of the property there is a six foot wide pathway which leads to the rear garden area which enjoys a southerly aspect. The rear garden area is approximately 25' wide by 26' deep and is laid out in three distinct areas including a decked area, an area of artificial lawn and a raised terrace. Within the rear garden there is a storage out-building (approximately 11'2 x 8'2).

COUNCIL TAX BAND B

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

From central Hereford proceed west into Eign Street and follow through into Whitecross Road. Continue for the length of Whitecross and at the roundabout take the first left into Wordsworth Road and then turn left into Marlowe Drive where Number 28 will be identified on the right hand side.

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.

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ID38183

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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.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.