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Clifton House, 25 Moor Park Road, Kings Acre, Hereford, HR4 0RR

'Located in the sought after Kings Acre district, a distinctive and appealing period residence which offers generously proportioned accommodation to include four bedrooms. The house is provided with central heating and double glazing, parking facilities and a generous westerly facing garden'

£425,000 (Freehold)

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LOCATION

Moor Park Road is set in the popular and sought after Kings Acre residential district which lies to the west of Hereford City Centre. The locality offers a range of facilities and amenities with local shops, a butchers and public house. The area is served by a church and there are primary and secondary schools within easy reach. Hereford as whole (City Centre approximately 1½ miles) offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Clifton House is a two storey detached residence which has been extended on two levels at the rear. The property offers a generous hallway, with cloakroom off, has doors to the sitting room and the enlarged kitchen which now has a breakfast area and the second living room off which there is a dining area. Beyond the dining area there is a conservatory addition and on the first floor there are four bedrooms (one of which is en-suite) and a bathroom. Of particular note is the generous and established rear garden area which enjoys a westerly aspect.

ON THE GROUND FLOOR:

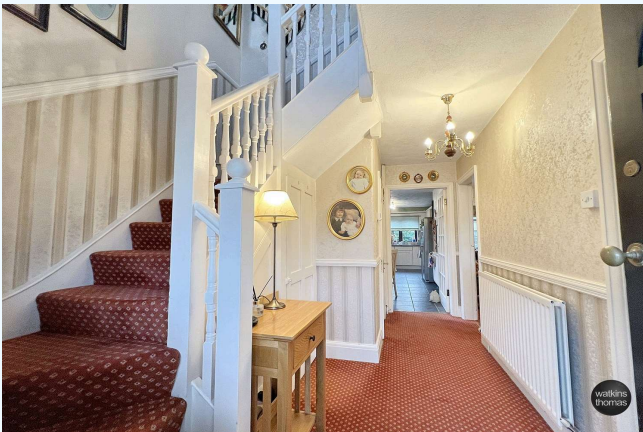
Entrance Porch

1.78m (5'10") x .94m (3'1")

With outside light and door with adjacent leaded and coloured glass window to:

The Reception Hall

With a stairway off to the first floor, dado rail, radiator, door to understairs storage cupboard, wall mounted central heating and domestic hot water control clock and with glazed panelled doors to the sitting room, living room, kitchen and with a panel door to the:



Cloakroom

With low level wc and wash basin. Leaded double glazed window, part tiled walls and ladder type radiator.

The Living Room

3.38m (11'1") x 3.35m (11') (widening to 13'7" into bay)

With a leaded double glazed bay window to the front, picture rail, radiator and with tiled fireplace with gas fire.

The Open Plan Living Areas

7.54m (24'9") (maximum) x 3.35m (11')

A large open plan living space which comprises a sitting area and dining area. In parts comprises:



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The Sitting Area

3.66m (12'0) x 3.33m (10'11)

With double glazed window to the side, coved ceiling and two alcoves with glass shelving, lighting and two sets of low level cupboards, dado rail and with a marble fire surround and hearth with fitted wood burning stove. Dimmer light switch and with a decorative opening (7'3 wide) to the:

Dining Area

3.61m (11'10) x 2.84m (9'4)

With a double glazed window to the side, coved ceiling, dado rail, wall light points and radiator.



Conservatory

3.76m (12'4) x 3.05m (10'0)

With double glazed elevations off a brick base with triplex roof over. Wood laminate flooring and sunken ceiling lights. the conservatory is approached through a sliding double glazed door, ceiling light/fan unit and a pair of doors opens to a decked area.



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Kitchen/Breakfast Room

6.78m (22'3) x 2.44m (8'0) (widening to 9'7)

With a leaded double glazed window to the rear and leaded double glazed windows to the side. Stable door to the side and with an extensive range of fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Recess for range style cooker with hood over, recess with built-in American style fridge freezer, built-in dishwasher, tiled floor, radiator, sunken ceiling lights and pelmet lighting.



ON THE FIRST FLOOR:

Landing

With access hatch to loft storage space, feature leaded double glazed bow window to the front, door to boiler cupboard with wall mounted Worcester gas fired combination boiler providing central heating and domestic hot water and with doors to:



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Bedroom 1

3.61m (11'10") x 3.38m (11'1") (plus door recess)

With a pair of double glazed French doors opening to a balcony with wrought iron surround. Two double wardrobe cupboards with cabinets over, two single wardrobe cupboards with cabinets over, over bed lighting, radiator and a door opens to the:



En-Suite Shower Room

3.28m (10'9") x .76m (2'6")

With tiled walls, shower cubicle with wall mounted electric shower unit, pedestal wash basin with mixer tap and low level wc. Ladder type radiator and high level mirror fronted cabinet.

Bedroom 2

3.3m (10'10") x 3.35m (11') (13'8" maximum)

With a leaded double glazed bay window to the front, radiator, painted historic fire surround and with a double wardrobe cupboard with hanging rail with cabinets over.

Bedroom 3

3.3m (10'10") x 3.05m (10')

With two velux type windows, further leaded double glazed window to the side, radiator, original painted fire surround and with a double wardrobe cupboard with hanging rail, storage shelf and having cabinets over.



Bedroom 4

3.61m (11'10") x 2.44m (8')

With a double glazed window overlooking the rear garden. Radiator.



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Bathroom

3.4m (11'2) x 1.42m (4'8)

With white suite comprising shower end bath with waterfall mixer tap and a thermostatically controlled shower unit over, pedestal wash basin with mixer tap and low level wc. Part tiled walls, sunken ceiling lights, extractor unit, leaded double glazed window and wall mounted electric heater together with a ladder radiator.

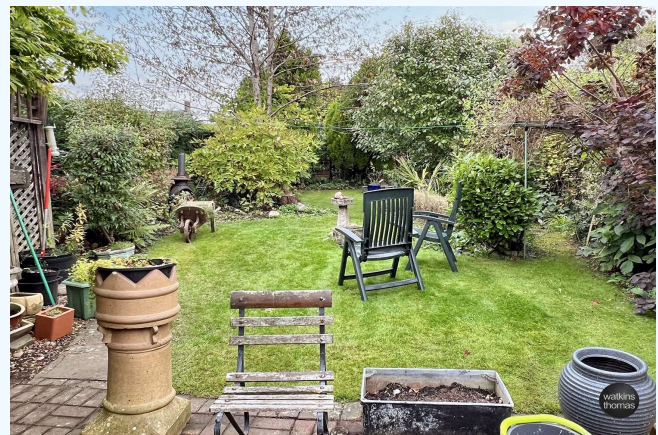


OUTSIDE:

The property has the benefit of a tarmac car parking area. The front is screened by an evergreen hedge. A tarmac driveway at the side of the property leads to a lean-to store (15'7 x 6'10) with perspex roof over with a pair of doors at the front and a pair of doors at the rear open to a further tarmac area beyond which there is a GARAGE structure (16'5 x 9'0) with up and over door to the front. Behind the garage structure there is a WORKSHOP/UTILITY AREA (8'8 x 6'3) with sink unit and plumbing for washing machine.

Within the rear garden and immediately beyond the conservatory there is a decked area (9'5 x 9'6) with a solid frame pergola roof over. Steps lead down to a brick patio area which leads to a lean-to store beyond which there is an expanse of shaped lawns with mature shrub border. There is also a SUMMER HOUSE (10'8 x 7'7) and a TIMBER WORKSHOP/STORE (15'5 x 11'8).

The rear garden is a particular attribute of this property and it enjoys a fine westerly aspect.



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COUNCIL TAX BAND E

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 initially west into Eign Street and follow through and proceed for the length of Whitecross Road. At the roundabout take the second exit, enter Kings Acre Road and then take the first right hand turning signposted Moor Park Road. Number 25 will be identified on the left hand side 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.

29th October 2024

ID38519

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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 C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	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.

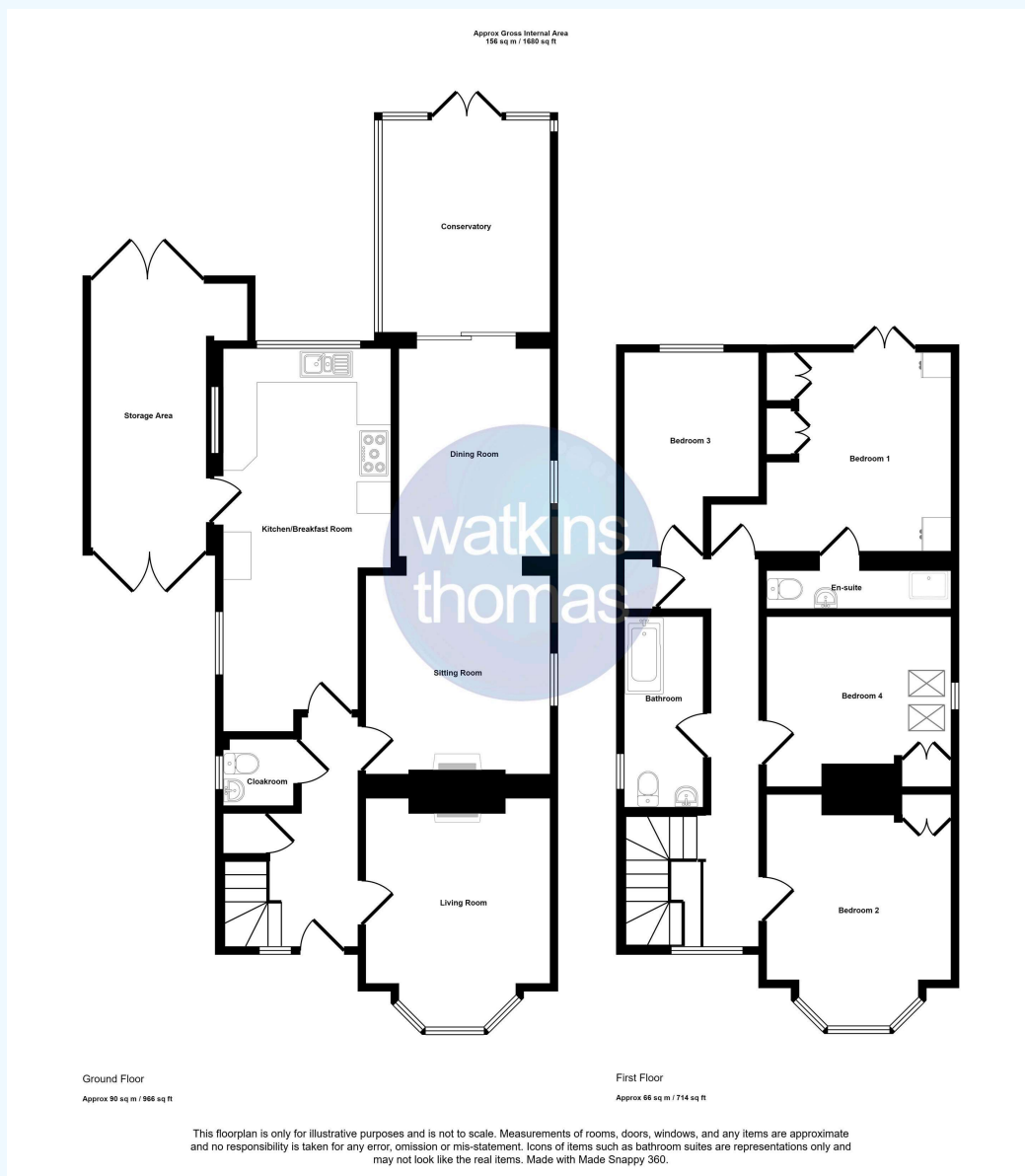
For properties in England and Wales:

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

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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.



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