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47 Sandown Drive, Bobblestock, Hereford, HR4 9LU

'Situated to the north of Hereford City in the popular residential location of Bobblestock a well presented two bedroom mid terraced home with gas central heating, double glazing (where specified), newly fitted carpets throughout, enclosed rear garden and allocated parking to the rear'

£197,000 (Freehold)

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LOCATION

The property is located to the north of Hereford City in the popular residential location of Bobblestock. In the area are a range of amenities including supermarket and public house and 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

The subject property is a two bedroom mid terraced home with gas central heating, double glazing (where specified), newly fitted carpets throughout, enclosed rear garden with accommodation comprising entrance hall, kitchen, sitting room, first floor landing with two double bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Recessed Entrance Porch

With glazed door to the entrance hall and door to a storage cupboard housing the gas central heating boiler.

Entrance Hall

With front aspect glazed door, panelled radiator, stairs to the first floor, thermostat for the central heating, door to the kitchen and sitting room.

Sitting Room

5.31m (17'5) (maximum) x 3.56m (11'8)

With rear aspect double glazed door with windows either side, two panelled radiators, electric fire with decorative surround and television point.



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Kitchen

2.97m (9'9) x 1.75m (5'9) (maximum)

With front aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, plumbing for slimline dishwasher, hatch to the sitting room, space for cooker, space for fridge freezer, panelled radiator and tiled flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

3.53m (11'7) x 3.2m (10'6) (maximum)

With rear aspect double glazed window and panelled radiator.

Bedroom 2

3.53m (11'7) (maximum) x 2.82m (9'3)

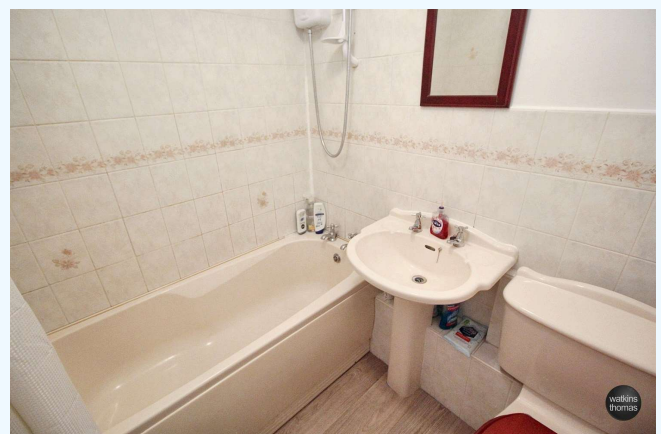
With front aspect double glazed window, storage cupboard and panelled radiator.



Bathroom

1.83m (6'0) x 1.65m (5'5)

With suite comprising panel enclosed bath with electric shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround, extractor fan and vinyl flooring.



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OUTSIDE:

To the front of the property is a gravel garden with path leading to the front door. To the immediate rear of the property is a patio area leading to the main garden which is laid to gravel. There is a rear gate giving access to the parking area where there is one allocation parking space. The garden is enclosed by fencing and hedging to provide a degree of privacy.



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

Proceed out of Hereford along the Three Elms Road passing Annetts Furniture World and take the right hand turning into Sandown Drive where the property is located on the left 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.

9th July 2025

ID39485

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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.

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.

