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30 Sheridan Road, Moor Farm, Hereford, HR4 0NG

'Situated to the north of Hereford City an extended three bedroom semi detached family home with off road parking, garage and enclosed rear garden'

£310,000 (Freehold)

Residential Sales and Lettings

30 Sheridan Road, Moor Farm, Hereford, HR4 0NG

LOCATION

The property is located to the north of Hereford City in the well established Moor Farm district. In the area are a range of amenities 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 an extended three bedroom semi detached family home with gas central heating, double glazing (where specified), off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, kitchen, utility, downstairs cloakroom, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

A glazed patio door gives access to the entrance porch with tiled flooring with door leading to the entrance hall.

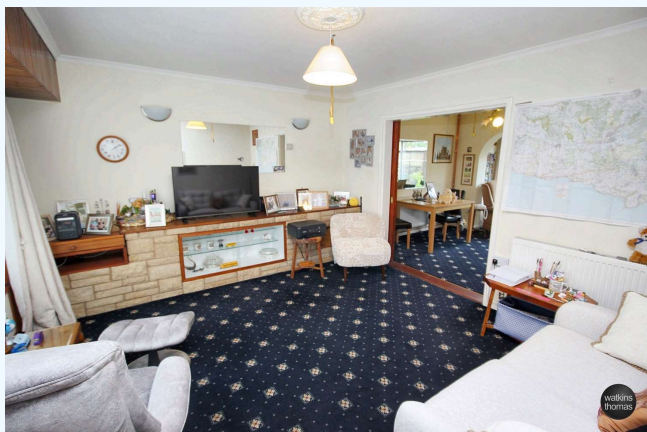
Entrance Hall

With stairs to the first floor, panelled radiator, under-stairs storage cupboard, further storage cupboard, telephone point, door to the sitting room and kitchen.

Sitting Room

4.22m (13'10") x 3.76m (12'4") (maximum)

With front aspect double glazed window, panelled radiator, television point and sliding door to the dining room.



Dining Room

3.3m (10'10") (maximum) x 4.14m (13'7") (maximum)

With panelled radiator, coved ceiling, door to the kitchen and double glazed patio door giving access to the rear garden.

Kitchen

4.11m (13'6") x 2.9m (9'6")

With rear 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, pantry, wall mounted gas central heating boiler and door to the side passageway.



Side Passageway

With front aspect double glazed door, door to the garage and access to the utility room.

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Utility Room

3.07m (10'1) x 2.18m (7'2)

With rear aspect double glazed window, plumbing and space for washing machine, space for tumble dryer, vinyl flooring, double glazed panelled door to the rear garden and door to the cloakroom.

Cloakroom

With low flush wc and vinyl flooring.

ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, airing cupboard, doors to bedrooms and shower room.

Bedroom 1

3.51m (11'6) (plus door recess) x 3.43m (11'3)

With front aspect double glazed window, built-in wardrobe with cupboard over and panelled radiator.

Bedroom 2

3.78m (12'5) (plus door recess) x 2.87m (9'5)

With rear aspect double glazed window and panelled radiator.



Bedroom 3

2.41m (7'11) (to the wardrobe) x 2.31m (7'7) (maximum including bulk head)

With front aspect double glazed window, built-in bed, panelled radiator and built-in cupboards and wardrobe.

Shower Room

2.44m (8'0) x 1.68m (5'6)

With rear and side aspect double glazed window, double shower cubicle with electric shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, panelled radiator and vinyl flooring.

OUTSIDE:

To the front of the property is a block paved parking area giving access to the garage (16' x 8'3) which has an up and over door, power and lighting. To the immediate rear of the property is a patio leading to the main garden which is laid to lawn with various shrub borders. There are two useful storage sheds. The property has the benefit of an outside tap and is enclosed by fencing to provide a degree of privacy.

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COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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 Whitecross Road, on reaching the roundabout, take the fourth exit onto Yazor Road. Continue along Yazor Road taking the second turning on the left hand side into Sheridan Road. Continue along Sheridan Road and the property is located 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.

10th October 2025

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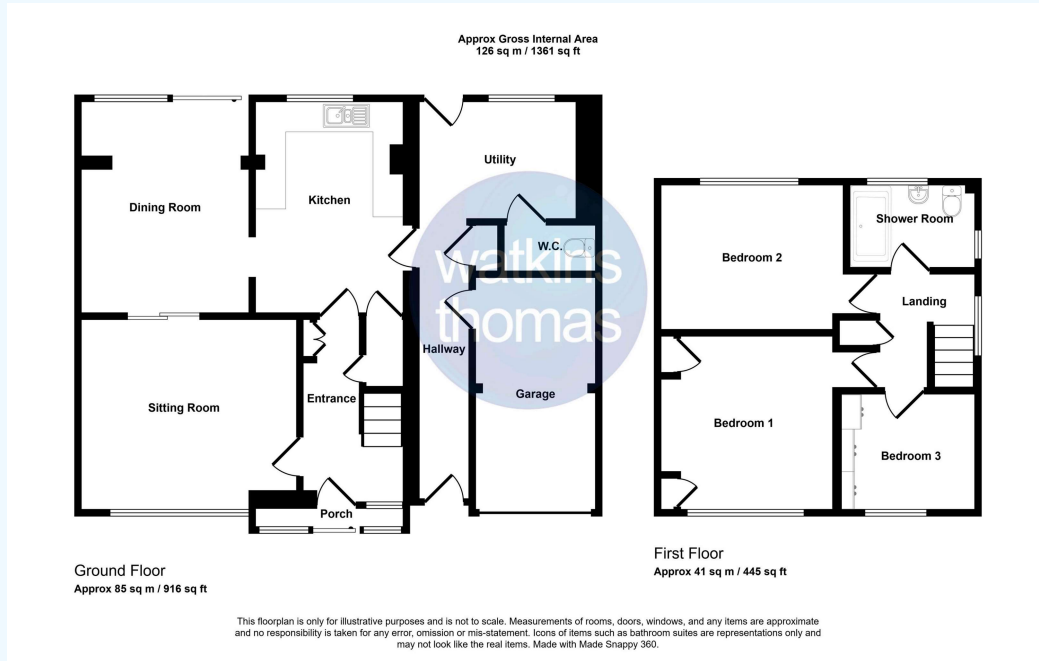
ENERGY PERFORMANCE CERTIFICATE

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.

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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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