

Richmond House, 187 Aylestone Hill, Hereford, HR1 1JJ

Sunderlands
Residential Rural Commercial

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187 Aylestone Hill
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Summary of Features

- Aylestone Hill area
- Detached individual family house
- Four bedrooms and three reception rooms
- Bordering city and countryside.

Asking Price £450,000

A detached brick built house constructed around 2005 to an individual design offering well proportioned accommodation over two floors. The accommodation is gas central heated, double glazed with a rear conservatory extension with outlook into the private gardens.

From the porch, a door leads to a reception hall which is of good size with door to cloakroom and also though to an appealing sitting room with bay window to front with outlook across the road to the Lugg flats. The remainder of the Ground Floor comprises: dining room, conservatory, fitted kitchen area with utility off.

Stairs lead to the First Floor, a nice sized landing with four bedrooms, en-suite shower room as well as a family bathroom.

Stepping outside the property there is ample parking with well planned, easily maintained front garden area with side access to the principal gardens to the rear which are privately enclosed with fencing, laid to lawn and with pleasant seating areas.

Situation
The property is situated in the Aylestone Hill area, on the outskirts of Hereford City, where it borders open countryside and yet enjoys the convenience of facilities. In close proximity there is Aylestone Hill park and The Lugg flats both offering delightful walks. Hereford Colleges, including Six Form, Technology and Art College are all within walking distance as well as primary and secondary school. The railway, bus station and hospital supermarkets and main shopping area are within easy reach.

Services
Mains water, electricity and gas connected to the property. Private drainage.

Directions
Proceed north out of Hereford over Aylestone Hill and down the other side where the property will be seen on the left just after Legges Farmshop but before the roundabout.

Viewing Arrangements
Strictly through the Agent.

Anti Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.



















Sunderlands

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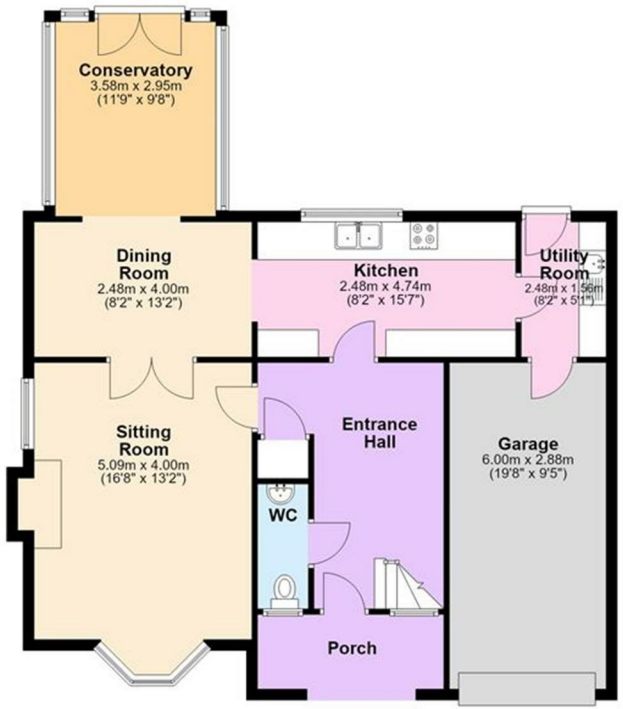
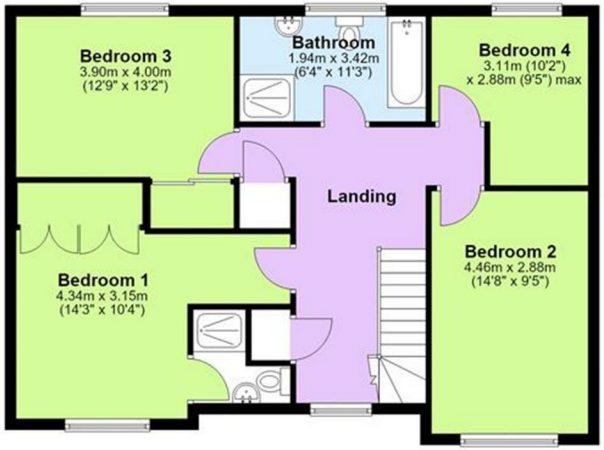
Ground Floor



First Floor



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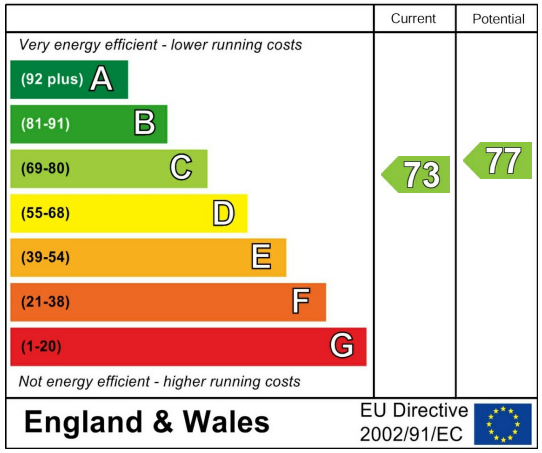

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.