



**19 Tennyson Close, Hereford, HR4 0JW**

Offers in the region of £305,000



# 19 Tennyson Close, Hereford, HR4 0JW

IMMACULATED PRESENTED, EXTENDED HOUSE! This superb, semi-detached family home offers 3 bedrooms, 2 bathrooms, a garage, off road parking, rear garden and is close to many useful amenities

## Key Features

- Semi-Detached House
- Immaculate Accommodation
- 3 Bedrooms
- Kitchen/Diner & a Useful Utility
- Luxurious En-Suite to Master
- Rear Garden
- Integral Garage
- Private Off Road Parking
- Nearby Facilities

## The Property

Located within a popular residential area, just north of the city centre and close to many useful amenities and within the catchment of Whitecross High School, No.19 Tennyson Close is a beautifully presented, extended semi-detached modern house.

Originally built circa early 1970's as part of a development of similarly designed and sized properties, this delightful dwelling has been much improved by the current owners over recent years and is made up of 3 bedrooms, 2 bathrooms, 1 reception room and a fully-equipped open plan kitchen/diner. There is a useful utility room, downstairs W.C, entrance hall and hallway, landing, a sizeable integral garage and a luxurious en-suite to the master bedroom. Outside, the house offers private off road parking for at least 3 cars, while a side gate provides access into the neatly maintained, enclosed

rear garden and patio area, ideal for children or pets to run around and play in.

Relatively efficient to heat, the property has UPVC double glazed windows and external doors, an electric garage door and gas fired central heating. Nearby amenities include a doctors surgery, chemist, post office/shop, petrol station and public house/restaurant, just to name a select few.

With not a single finger needed to be raised, No.19 Tennyson Close is ready for the new vendor/s to simple move in their belongings, sit back, relax and start calling this fantastic property "home"!

## The City

The county city of Hereford is a vibrant and lively city with a very cosmopolitan yet traditional atmosphere, Hereford has been the market and commercial centre of the Herefordshire farming communities for hundreds of years. The city's 350+ listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Wye and also served by a 4-platform railway station on the Welsh

Marches Line, the city offers lots of things to do, not least indulging in some shopping! Wander around the independent stores in the historical centre and call in to the adjacent, relatively new Old Market.

Whether it's strolling alongside the crystal clear waters of the River Wye, enjoying the vibrant centre of High Town, soaking up a little more culture at The Courtyard Theatre or immersing yourself in the fantastic local history and historic architecture including the impressive Hereford Cathedral which dates from the early 12th century and houses the famous map of Mundi, the largest medieval map, Hereford really is a wonderful city, where there is something to do or something going on every single day!

The city has many sporting and recreational facilities including a horse racecourse, Hereford Football Club, Hereford Rugby Club, Hereford Rowing Club, Hereford Hockey Club and Hereford Athletics Club to name but a few. There are also a number of popular golf clubs in and surrounding the city, a good selection of Gymnasiums and Health Clubs and a thriving running scene.

Educationally, the city offers many



highly regarded state and private primary and secondary schools including Hereford Cathedral School, while many others are also located nearby in neighbouring villages. The city also hosts further education by way of 5 separate college's including Hereford College of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students.

#### Tenure

We are informed the property is of freehold tenure.

#### Services

We are informed the property is connected to all mains services.

#### Heating

The property has the benefit of gas fired central heating.

#### Council Tax

Herefordshire Council - Band C.

#### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 500MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

#### What3Words

lower.nerve.surely

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 -

Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 1360 sq.ft. (126.4 sq.m) approx.  
Whilst every effort has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plans have not been tested and no guarantee as to their operability or efficiency can be given.  
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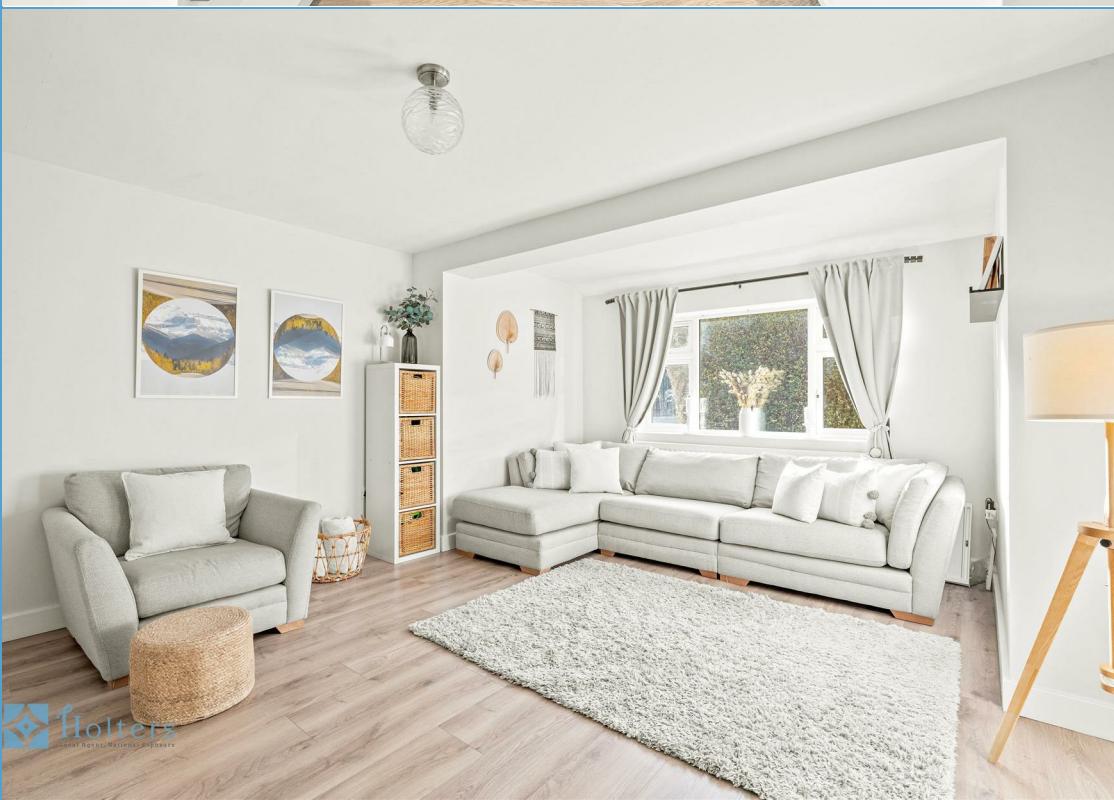
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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