

COBB  
AMOS



Dolwen, 264 Kings Acre Road, Hereford, HR4 0SD

Guide price  
£275,000

An extremely deceptive four bedroom, character property located in the sought after residential area of Kings Acre. With large gardens, open views and ample off road parking. With scope for improvement or development and sold with NO ONWARD CHAIN.



FOR SALE BY PUBLIC AUCTION ON THURSDAY 24th JULY 2014 AT 6PM AT LUCTONIANS SPORTS CLUB HR6 9SB.



## Benefits

A spacious detached period family home standing in a large plot with ample parking and gardens backing on to open fields with rural views beyond.

The property requires some updating and accommodation comprises: entrance hall, two reception rooms; one with shower room off, kitchen, dining room with large walk-in pantry, outside WC and utility room.

## Internal features

The main reception room has a wall mounted gas fire, windows to front and rear and French doors leading to the front garden.

The second reception room has window to front, fitted wardrobe and access to the shower room which is fitted with a three piece coloured suite. The dining room has a wall mounted gas fire, window to side and a large walk-in pantry which has ceiling light and shelving. The kitchen is fitted with a matching range of base units with working surface over, sink unit with mixer tap, space for washing machine and gas cooker. A door leads to the rear porch which has a window to side and door to rear garden. Bedrooms 1-3 have vanity wash hand basins and bedroom 4 has access to the roof space. The family bathroom is fitted with a three piece coloured suite to include a panelled bath with shower over and airing cupboard housing the hot water tank.

## External features

The property is approached via a large tarmac driveway in front of the property with hedging to either side and parking for a large number of vehicles. From the rear there is access to the outside cloakroom and the utility room which has plumbing for washing machine and an outside tap.

The rear garden is laid to lawn with a garden shed, summer house, series of flower beds. There is a seating area to the rear which takes full advantage of the open and rural views.

## Location

Located in a sought after, established residential location. Kings Acre lies 1.5 miles west of the Cathedral City of Hereford. With many amenities nearby to include post office and shop, petrol station, public house and restaurant, garden centre, a good bus service in and out of the city and within the catchment area for the new Whitecross Sports Academy.

## Services

All mains services are connected to the property. Herefordshire Council Tax Band F

## Solicitors

Ms T Kidman - Lambe Corner, 36-37 Bridge Street, Hereford  
Tel: 01432 355301

The auction pack will be available approximately 7 days prior to the auction.

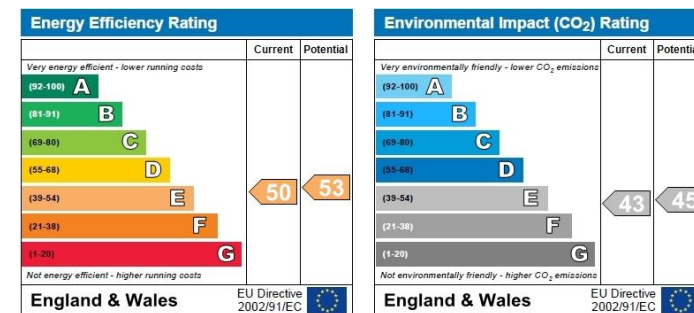
## Method of sale

This will be sold by PUBLIC AUCTION (unless sold prior) at 6pm on Thursday 24th July 2014 at LUCTONIANS SPORTS CLUB, HR6 9SB. A 10% deposit will be payable upon the fall of the hammer and the remaining payment will be payable upon completion which is scheduled for 28 days thereafter.

## Directions

From the city centre proceed west out of the city on the Whitecross Road. At the Kings Acre roundabout take the second exit onto the Kings Acre Road (A438 to Brecon). Proceed along this road and the property can be found on your right hand side shortly after the car dealer showroom.

## EPC



THE PROPERTY MISDESCRIPTIONS ACT 1991

We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 meter. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS

Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

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**£275,000**

**Dolwen**  
264 Kings Acre Road  
Hereford

**Summary**

- Detached period property
- 4 bedrooms, 2 bathrooms
- 2 reception rooms
- Kitchen, dining room
- Requires some updating
- NO ONWARD CHAIN

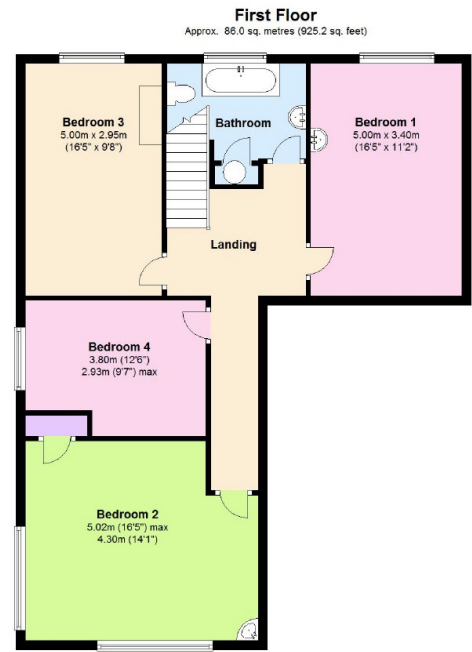
Call Hereford 01432 266007

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Total area: approx. 190.1 sq. metres (2045.9 sq. feet)