



Yew Trees, Roman Road, Hereford HR4 9QW



**Yew Trees
Roman Road
Hereford
HR4 9QW**

**For Sale by Online Auction on
Thursday 5th October 2023
10 am – 4 pm**

Summary of features

- Detached bungalow requiring updating
- Large garden area with potential
- 4 Bedrooms, 2 Reception, Views
- Garaging and Parking
- No on-going chain

**Online Auction Guide
£400,000**

Description:

An individual detached bungalow set in this sought-after residential area towards the fringes of Hereford city. The property stands in a slightly raised position and therefore enjoys views across the city to the south and occupies a double sized plot offering much potential.

The bungalow itself requires updating and some renovation works, and presently comprises enclosed porch, reception hall, living room, dining room, kitchen/breakfast room, four bedrooms and bathroom with a lower ground floor utility/garden room and garage, both of which have potential for conversion into additional living space.

There is double glazing and gas central heating and as previously mentioned distant views. A particular feature of the property is its gardens, extending to approximately 0.6 of an acre of gently sloping land with drive providing parking and in turn leading to a good-sized sectional garage. To fully appreciate the potential of this property closer inspection is recommended.

No ongoing chain.

Location:

Set on the northern fringes of Hereford city close to every day amenities including supermarket, doctors' surgery, public house, newsagent and a regular bus service into Hereford city centre.

Accommodation:

Enclosed Porch

With double glazed windows and doors leading to

Reception Hall

Doors off to -

Living Room -

Having two radiators, double glazed bay front window with fine views and side double glazed window.

Bedroom 1

With double-glazed bay window with fine views and double-glazed window to side, radiator.

Inner Hallway

With cupboard, radiator, access to loft.

Dining Room

With radiator, double-glazed window to side.

Kitchen/Breakfast Room

In need of modernisation, currently comprising a range of base and eye level units, work surface with stainless steel single drainer sink unit, double oven, radiator and double-glazed window to side.

Bedroom 2

Having double glazed window to side, radiator.

Bedroom 3

Having radiator, sink, double glazed side window.

Bedroom 4

Having double glazed side window, fitted wardrobes, radiator.

Cloakroom

WC, window, wash-hand basin.

Walk-in Airing cupboard

With potential to convert into an en-suite but currently with window and hot water cylinder.

Bathroom

Comprising bath, pedestal wash-hand basin, WC low-flush suite, shower cubicle, double-glazed window.

From the inner hallway, door with stairs leads down to -

Lower Ground Floor

Utility/Garden Room

With UPVC double-glazed door to outside and also housing gas central heating boiler, door through to -





Integral Garage

With light and power, limited access to understairs storage area.

Outside:

Driveway leads up to the side of the property giving access to the integral garage and the **detached sectional garage**, as well as an area for turning and further parking. The garden area in total extends to 0.60 of an acre, being nicely private enclosed within mature hedging with path and steps up to the front door. From the front, the views can be fully appreciated.

There is a large area of lawn to the side as well as the rear.

The side garden area has potential for a building plot, but buyers should make their own enquiries with the planning department.

Services:

Mains gas, electric and water. Drainage to be verified.

Planning:

No planning enquiries have been made.

Local Authority:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Mode of Sale:

The property is to be offered **For Sale by Online Auction**. The Auction will open from **10am– 4 pm on Thursday 5th October 2023** (unless previously sold). The Vendors reserve the right to accept an offer prior to the Auction.

The Purchasers will be required to pay a 10% deposit to the Vendors' Solicitors within one working day of the auction with the balance of the monies within 28 days.

Contract:

A copy of the Contract and any Special Conditions of Sale will be made available on the Agents online webpage

<http://onlineauctions.sunderlands.co.uk>

Please make any further enquiries direct to the Vendors Solicitors.

Purchasers will be deemed to have bid on the basis of the contract and such conditions whether or not they have inspected them.

Money Laundering:

As a result of anti-laundering legislation all persons intending to bid must complete the Bidders Registration Form and provide Proof of Identification (ID) prior to the Auction. Prospective Purchasers may bring their completed registration form and Proof of ID (Photo ID for example passport or driving licence and Residential ID for example current utility bill) to our offices at least 24 hours prior or register on the day at least 30 minutes before commencement of the sale.

Auction Guide / Reserve Price:

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the Vendor will consider a sale and is within or below the Guide Price(s). Both figures are subject to change.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Full details of Planning Consents (if any) are available upon request. We understand that the utility searches are being undertaken by the

Vendor and will be available via the Contact package, however potential Purchasers may wish to make their own enquiries.

Agents Note 2:

The successful purchaser(s) will be required to reimburse any costs that are outlined in the Special Conditions.

Vendors Solicitors:

Natasha James, Lambe Corner Solicitors,
36/37 Bridge Street, Hereford HR4 9DJ

Tel: 01432 355301

Email: nj@lambecorner.co.uk

Directions:

Proceed through Hereford along the A49 passing the football ground, turning left at the mini roundabout onto Newtown Road and at the next mini roundabout bear right onto Holmer Road. Proceed past the Leisure Centre and up to the Starting Gate roundabout, taking the first exit onto Roman Road. Follow this road for approximately ½ mile and just as the road begins to rise up over Hillcrest take the slip road to the right where the bungalow will be seen straight ahead as denoted by the agents For Sale sign.

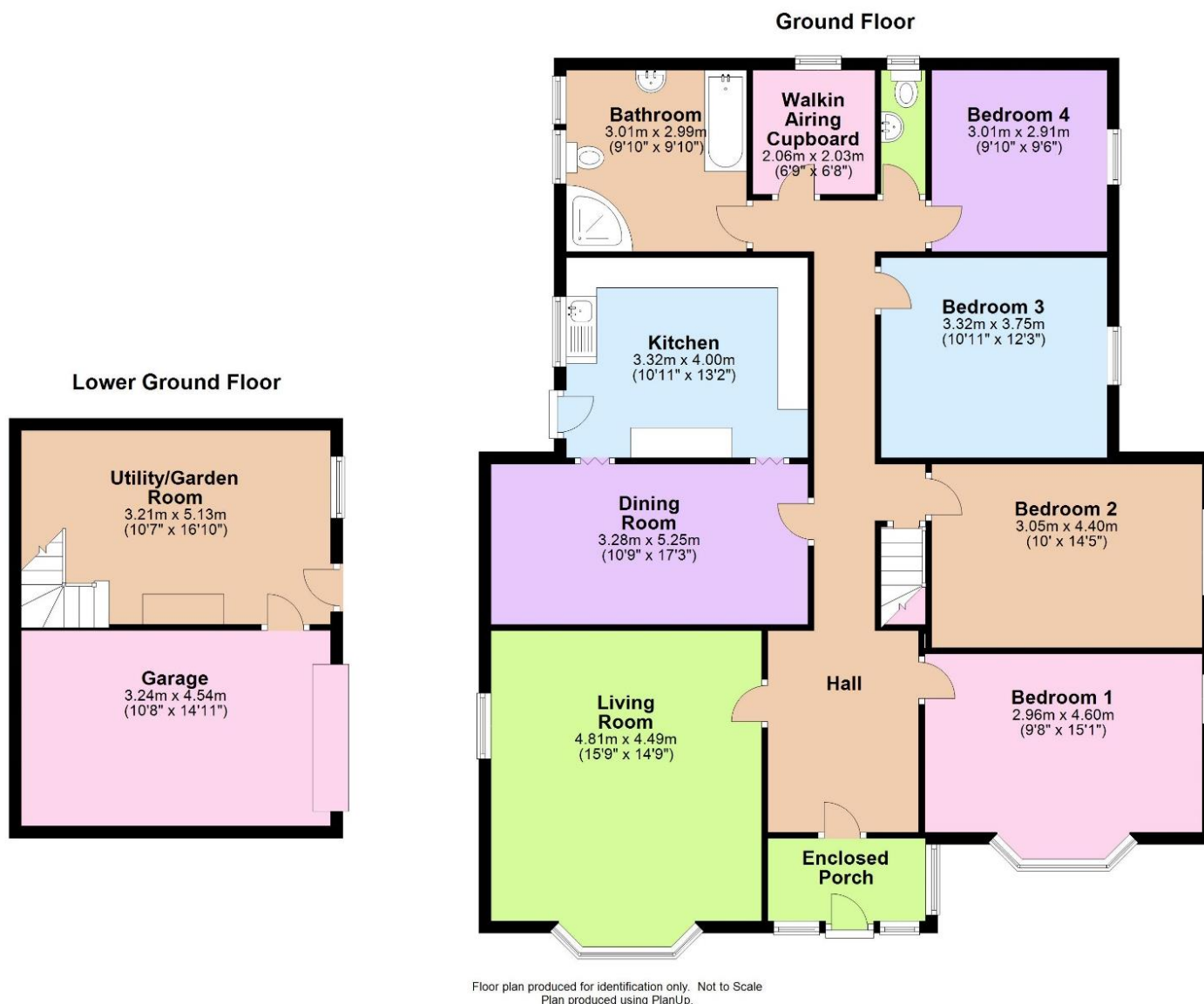
What3Words: Rating.Glare.Crowd

Viewing:

Through the Sole Selling Agents.

Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.



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