



CEDAR LODGE
Hereford HR4 0LA



Cedar Lodge
Ryland Street
Hereford
HR4 0LA



Hidden in plain sight, a very unique architect designed single storey contemporary dwelling, in the heart of Hereford, with its own parking.

Guide Price £275,000

Situation and Description

This unique property has a clever design and offers very comfortable and well-appointed living accommodation which would be ideal for a single person, or couple. Ideal for retirement, or the busy professional, Cedar Lodge is ideal as a lock and go, particularly for those that like to travel, and has been well maintained and offers plenty of light and space as well as good sized and well enclosed garden to the rear and off-road parking at the front for at least two cars.

The city centre is within easy walking distance and provides an excellent range of facilities from a choice of shops to restaurants, schools and various leisure pursuits.

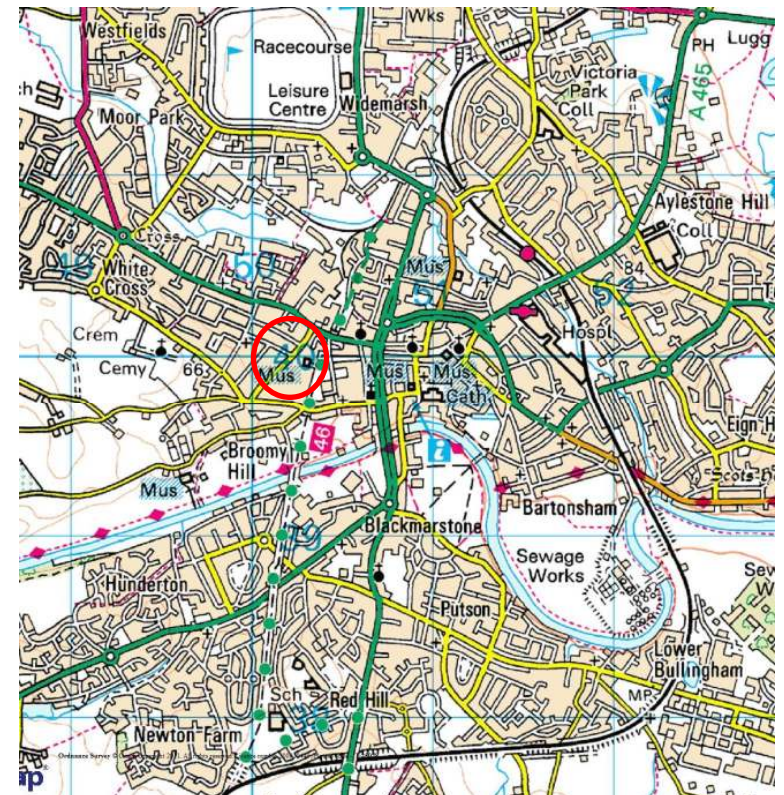
On arrival, a gated entrance and path lead to the front door and entrance hall which gives access to all the rooms and has an attractive oak floor. The open plan sitting room and kitchen has bifold doors out at one end giving plenty of light and provides easy access to the sun terrace and gardens. There is a free standing wood burner for those colder evenings as well as central heating. The well fitted kitchen has granite working surfaces, plenty of cupboard space and a good range of integrated appliances. The master bedroom lies at the other end of the lodge and has glazed doors to outside, fitted vertical blinds, a fitted carpet, and fitted wardrobes to one wall. There is a smaller guest bedroom supported by a shower room with double shower, roof light, ladder radiator, and all the other usual fittings.

To the front of the property there is off road parking for two cars with the gardens lying at the rear. These are secure and well enclosed on both sides by 6ft larch lap fencing and are laid to lawn with a sun terrace, and garden store at one end.

Services and Considerations All mains services are connected. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band tbc. EPC C. Tenure freehold.

Directions

From the centre of Hereford take the A438 towards Brecon and after passing Sainsburys on the left-hand side turn left into Ryland Street and the property will be found on the left opposite the veterinary centre.





Within an easy walk of many facilities

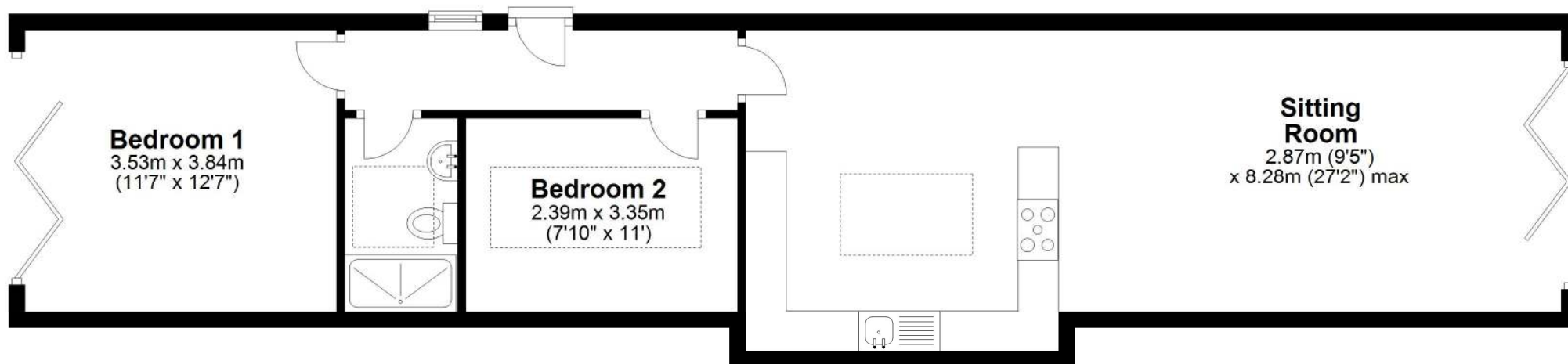




With two bedrooms and well fitted shower room



Floorplan



Total area: approx. 59.1 sq. metres (635.9 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

rightmove 



Easy to maintain rear garden with seating area