

FOR
SALE



91 Kings Acre Road, Hereford HR4 0RQ

£325,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated in this popular residential location, a well maintained 2 bedroom detached bungalow offering ideal retirement accommodation. The bungalow which is offered for sale with no onward chain has the added benefit of gas central heating, double glazing, modern kitchen and shower room, private south facing rear garden, ample off road parking and we recommend an internal inspection.

POINTS OF INTEREST

- Popular residential location
- Well maintained 2 bedroom detached bungalow
- Modern kitchen & bathroom
- Private south-facing rear garden
- Ample off-road parking
- Ideal for retirement



ROOM DESCRIPTIONS

Recessed Side Entrance Porch

With electric lights and partially double glazed entrance door through to the

Reception Hall

With radiator and decorative cover, coved ceiling, recessed spotlighting, large walk in store/cloaks cupboard, central heating thermostat, large access hatch to the loft space with pull down ladder, wood strip flooring and door to the

Lounge

With feature fireplace with hearth, display mantle and wood burning stove, coved ceiling, recessed spotlighting, double glazed window to the front aspect, radiator and wood strip flooring.

Kitchen/Dining Room

With a range of base cupboards and granite work surfaces over, tiled floor, radiator with decorative cover, recessed spotlighting, coved ceiling, central work station/breakfast bar with granite top, Stoves range style cooker with extractor hood and lighting over, built in fridge/freezer, wall mounted gas central heating boiler, double glazed window overlooking the rear garden with roller blind, 1 1/2 bowl sink unit with mixer tap over, space for a dining table, partially double glazed door to the rear garden and door to the

Utility Cupboard

With shelving, storage space, recessed spotlighting, tiled floor and space and plumbing for washing machine.

Bedroom 1

With wood strip flooring, radiator, double glazed window to the front aspect, coved ceiling, recessed spotlighting and 2 built in double wardrobes with a large mirror to the side.

Bedroom 2

With wood strip flooring, radiator with decorative cover, double glazed window overlooking the rear garden and recess with shelving.

Shower Room

With large double shower with sliding doors, hand held shower attachment and separate rainwater style shower head and mirror to the side, tiled floor, pedestal wash hand basin with mirror and shelving above, low flush WC, ladder style towel rail/radiator, recessed spotlighting, coved ceiling, double glazed window with blind, built in airing cupboard with shelving.

Outside

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is mainly laid to lawn and is bordered by flowers and shrubs and all enclosed by fencing, hedging and trees to maintain privacy.

There is useful side access, a log store, bespoke detached timber garden shed with double doors, power and light points, glazed side window, outside tap, outside lighting, outside power points and a further summer house in the far corner of the garden for that perfect garden retreat.

To the front of the property there is a good sized tarmac driveway providing ample off road parking all enclosed by fencing, hedging and trees.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band £2,428.86 - payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city along Whitecross road taking the 2nd exit at the monument roundabout onto King's Acre Road. No 91 is on the left hand side just before reaching the post office.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

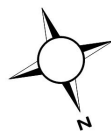
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

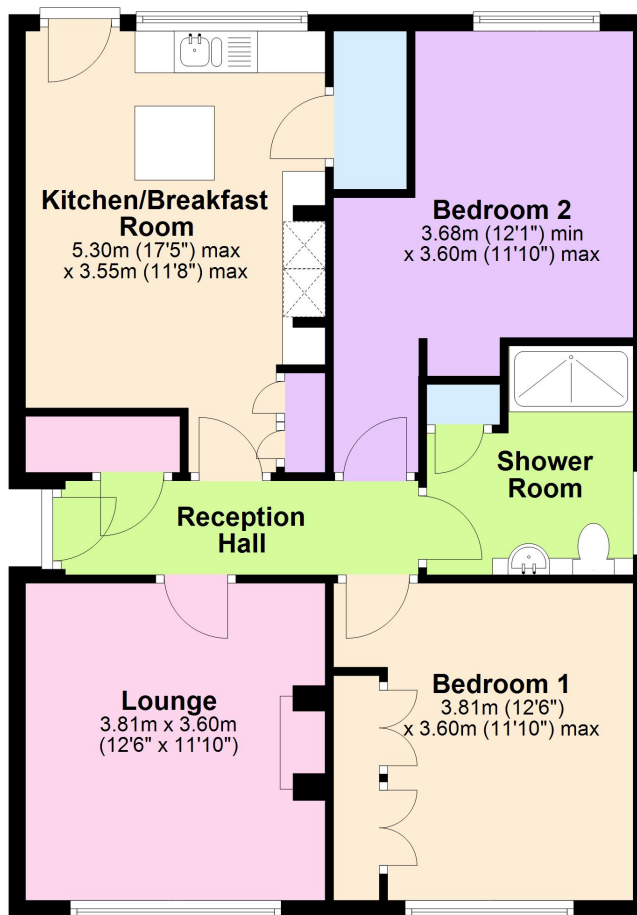
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Floor Plan

Approx. 75.6 sq. metres (813.5 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 sq. feet)
91 Kings Acre Road, Hereford



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(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, Scotland & Wales		
EU Directive 2002/91/EC		