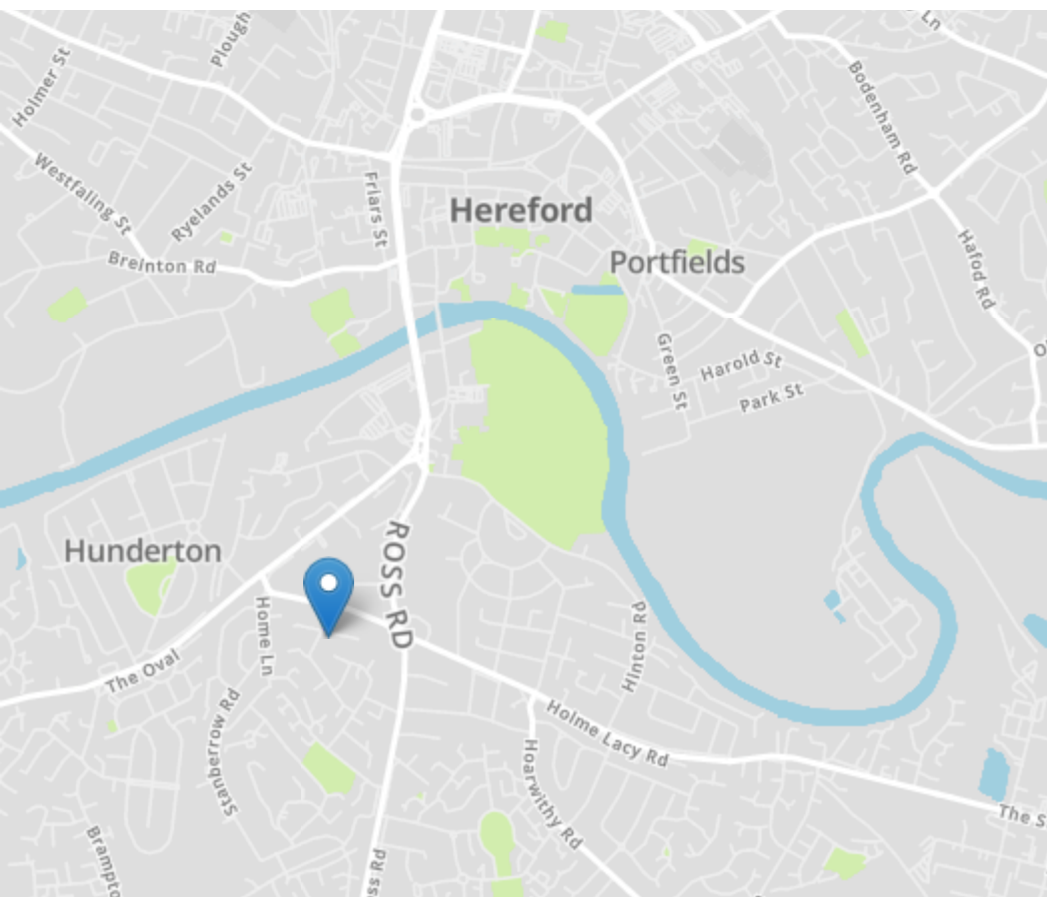




DIRECTIONS

From Hereford City proceed south onto A49, staying in the right two lanes towards A465 Belmont Road, turn left onto Walnut Tree Avenue, right onto Hazel Grove, first left staying on Hazel Grove and the property can be found on the left hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use 'What3words'///pasta.dime.spots



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council Tax Band 'D'.

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

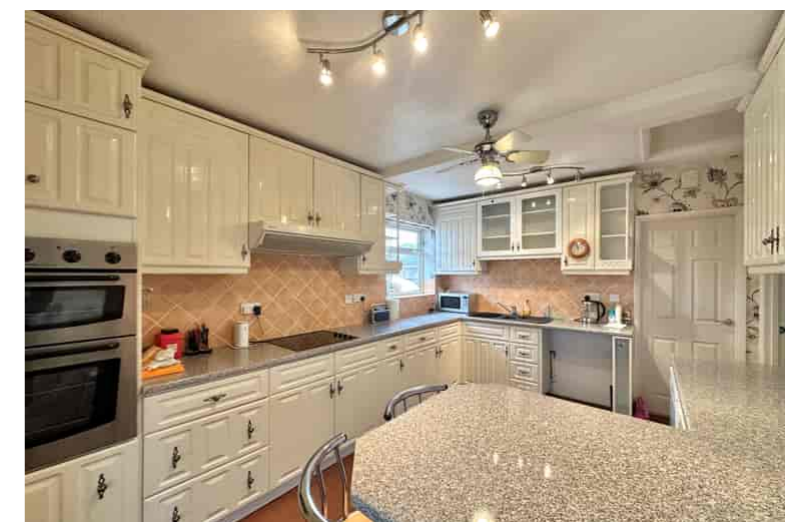
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

12a Hazel Grove
Hereford HR2 7JX

£260,000



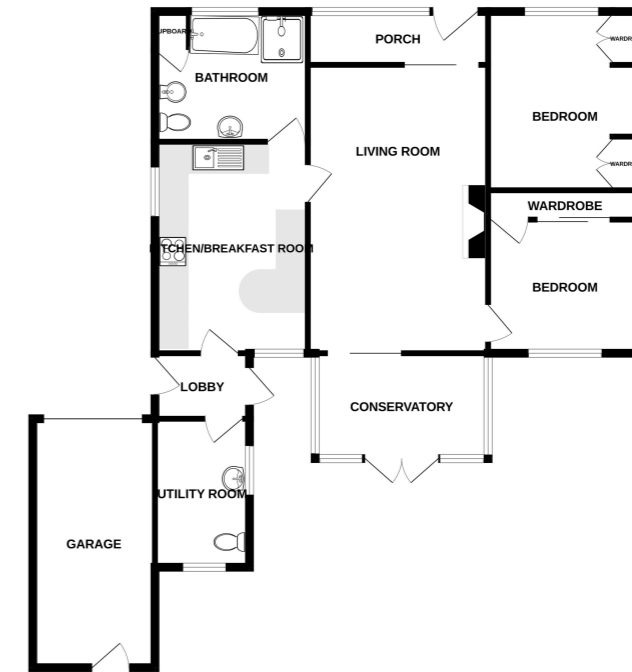
- Ample parking • Garage • NO ONWARD CHAIN • 2 bedroom detached bungalow

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx.
Made with Metrepro 12025

Overview

This extended, detached, two-bedroom bungalow is presented in good order through out, and benefits from a conservatory and utility room, gas-fired central heating, double-glazing, a garage, ample parking, and enjoys lovely gardens. Ideal for retirement or similar. This property is being sold with no onward chain. Pleasantly located in a quiet cul-de-sac location, about 3/4 of a mile south of Hereford City, and is close to local amenities, including Asda Supermarket and a regular bus service, to and from Hereford City.

In more detail the property comprises of:

INSIDE

Entrance Porch

The front door is uPVC and double glazed, this leads to a large enclosed entrance porch. The entrance porch comprises of: ample space, four coat hooks, and sliding doors into the lounge.

Lounge

3.70m x 5.94m (12' 2" x 19' 6")
The lounge comprises of: block stone fireplace with display areas either side; coving; wall light points; double-panel radiator, and double glazed sliding doors to the conservatory.

Conservatory

3.58m x 2.21m (11' 9" x 7' 3")
The conservatory comprises of: uPVC, double glazed construction; double doors opening to rear garden; pine panelling to one wall; radiator, and power points.

Kitchen/Breakfast Room

3.12m x 4.30m (10' 3" x 14' 1")
The kitchen/breakfast room comprises of: fitted with a high gloss range of units; 1 1/2 bowl sink, with storage beneath; space and plumbing for a dishwasher; range of laminated working surfaces with drawers and cupboards below; 4-ring ceramic hob, with large extractor canopy over; built-in double oven, with storage above and below; eye-level wall cupboards; breakfast bar, with seating for 4 - storage beneath; space for fridge-freezer, with working surface over; tiling on the walls; ample power points; double panel radiator; cooker point; and loft access, and a multi-glazed door to rear entrance lobby.

Rear Entrance Lobby

The rear lobby comprises of: two doors allowing access to the rear garden; radiator, and further door to utility.

Utility

3.08m x 1.93m (10' 1" x 6' 4")
The utility comprises of: wash hand basin; low flush WC; radiator; space and plumbing for a washing machine, and power points.

Bathroom

3.08m x 2.70m (10' 1" x 8' 10")
The large bathroom comprises of: a panel bath, with shower attachment over; bidet; low flush WC; pedestal wash hand basin; corner shower cubicle with folding door and tile surround; a radiator; wall-mounted medicine cabinet, and airing cupboard housing the wall-mounted gas-fired Worcester combi boiler, with shelving to the side.

Bedroom 1

3.14m x 3.68m (10' 4" x 12' 1")
Bedroom 1 comprises of: dressing table unit with drawers to the side; his and hers wardrobe units; bedside tables; centre space for a double bed, and storage above; double panel radiator; power points; coving, and double glazed window to the front elevation.

Bedroom 2

2.72m x 3.19m (8' 11" x 10' 6")
Bedroom 2 comprises of: his and hers wardrobes; bedside cabinets; central bed vestibule; further wardrobe space with mirrored sliding doors; double panel radiator; power points, and a double glazed window to the rear elevation

OUTSIDE

Front of Property

The front of the property comprises of: tarmac driveway; front garden has been hard landscaped for maintenance reasons; tarmacked pathway giving access to the front of the property; brick walling to the front; ample car parking for 3+ cars; carport for 1 vehicle and electric port to the side, and access to the garage via a single up and over door.

Garage

5.15m x 2.51m (16' 11" x 8' 3")
The garage comprises of: power and lighting; personal door giving access to the rear garden; single up and over door, and a consumer unit.

Rear of Property

The rear of the property comprises of: large paved patio area; ornamental brick walling; concrete path leading down the garden, with lawn space either side; shrubbery; timber fencing; central covered seating area, and a timber storage shed.



At a glance...

- Lounge 3.70m x 5.94m (12' 2" x 19' 6")
- Conservatory 3.58m x 2.21m (11' 9" x 7' 3")
- Kitchen/Breakfast Room 3.12m x 4.30m (10' 3" x 14' 1")
- Utility 3.08m x 1.93m (10' 1" x 6' 4")
- Bedroom 1. 3.14m x 3.68m (10' 4" x 12' 1")
- Bedroom 2. 2.72m x 3.19m (8' 11" x 10' 6")
- Garage 5.15m x 2.51m (16' 11" x 8' 3")

And there's more...

- Close to local amenities
- Cul-de-sac location
- ...and more

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.