

FOR  
SALE



32 Thistledown Grove, Hampton Dene, Hereford HR1 1AZ

£225,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated in this popular residential location, a well-maintained 2 bedroom house offering ideal first time buyer/retirement accommodation. The property has the added benefit of gas central heating, double glazing, garage and driveway, easy to maintain gardens, no onward chain and we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought-after location*
- *Well maintained 2 bedroom house*
- *Large living room, kitchen & conservatory*
- *Easy to maintain gardens*
- *Single garage & driveway*
- *Ideal for first time buyer/retirement*



## ROOM DESCRIPTIONS

### Canopy Porch

With outside light, meter box and uPVC entrance door through to the

### Reception Hall

With mat-well, fitted carpet, radiator with display shelf over and archway to the

### Kitchen

Fitted with a range of wall and base units, ample high-gloss worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, double glazed window to the front aspect with Venetian blind, space for upright fridge/freezer, recessed spotlighting, space and plumbing for washing machine, space for cooker, eye level glass display cabinet.

### Living Room

Fitted carpet, 1 double and 1 single panel radiator, central heating thermostat, feature fireplace with hearth, display mantel and electric pebble-effect fire, stairs to the first floor and double glazed sliding patio door to the

### Conservatory

With laminate flooring, opening window and double glazed double doors to the rear garden.

### First floor landing

Fitted carpet, large wall mirror, access hatch to loft space and door to

### Bedroom 1

Fitted carpet, radiator, double glazed window to the rear with Venetian blind and built-in double wardrobe with store cupboards over.

### Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blind and built-in wardrobe/airing cupboard with radiator, wall mounted central heating boiler and shelf.

### Bathroom

White suite comprising panelled bath with shower unit over, low flush WC, vanity wash hand-basin with store cupboard below, wall mirror over, tiled wall surround for easy maintenance, laminate flooring, double glazed window with blind and ladder style towel rail/radiator.

### Outside

The front garden has been attractively landscaped for ease of maintenance, interspersed with a variety of flowers and shrubs and enclosed by fencing to one side with feature central tree and drive to the side providing off-road parking leading up to the GARAGE with up-and-over door, power and light points, ample storage space, personal door to the rear garden and scope to convert into extra living accommodation, subject to necessary consent. The rear garden has again been landscaped for ease of maintenance, mainly laid to chippings and bordered by a wide variety of well-established flowers and shrubs, enclosed by fencing and trees to maintain privacy and, with the rear garden facing south, it offers an ideal suntrap. There is a useful timber garden shed, covered area to the rear of the garage with useful water tap.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band B - payable 2024/25 £1794.59

Water and drainage - metered supply.

### Money laundering regulations

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

### Viewing

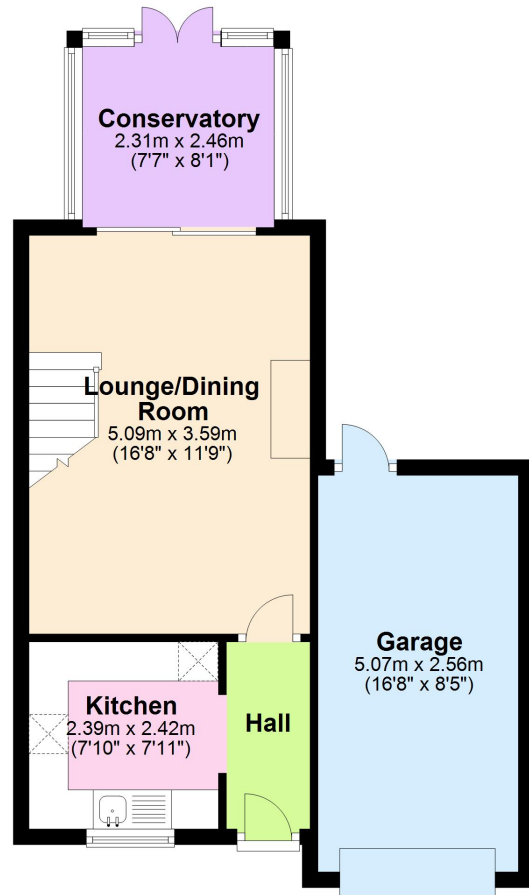
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed east out of Hereford City along Blue School Street, continuing into Bath Street and St Owen Street and then turning right into Eign Road. Continue into Hampton Park Road, taking the final turning left into Sudbury Avenue and after approximately half a mile turn right into Gurney Avenue, 1st left into Queensford Drive and then 1st right into Thistledown Grove. What3words -

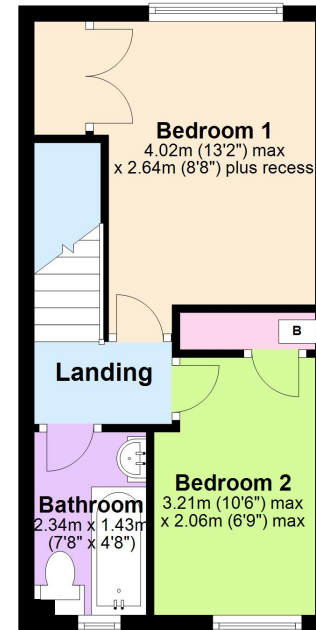
### Ground Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



### First Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**32 Thistledown Grove, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	90
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		