

FOR
SALE



1 Maple Grove, Hereford HR2 6AP

£210,000 - Freehold

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

PROPERTY SUMMARY

Situated south of Hereford City, a three bedroom end terraced home offering ideal first time buyer/ small family accommodation. The property which requires a degree of modernisation has the benefit of gas central heating, double glazing, south facing rear garden, driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Ideal first time buyer/ small family accommodation*
- *Three bedrooms*
- *End terraced house*
- *South of Hereford City*
- *Must be viewed!*
- *Off road parking & enclosed rear garden*



ROOM DESCRIPTIONS

Ground floor

With double glazed french doors leading into

Entrance porch

With two double glazed windows, space for shoe storage and upvc door into

Living room

With wood effect flooring, double glazed window to the front aspect, coving, ceiling light point, space for coat storage, stairs leading up, double glazed window to the side aspect, two radiators and door into

Extended dining room

With wood effect flooring, radiator, three double glazed windows, two ceiling light points, double glazed french doors to the rear garden and archway into the

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, under counter space for washing machine, space for freestanding cooker, space for freestanding fridge/freezer, tiled splash back, double glazed window.

First floor landing

With fitted carpet, loft hatch, two ceiling light points, double glazed window, radiator and doors to

Bedroom 1

With fitted carpet, radiator, two double glazed window, ceiling light point, ample space for wardrobes.

Bedroom 2

With laminate flooring, ceiling light point, double glazed window, radiator and built in cupboard housing the gas central heating boiler.

Bedroom 3

With laminate flooring, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, part tiled surround, double glazed window and ceiling light point.

Outside

To the rear a fantastic south facing low maintenance garden, with two areas of decking, the remainder of the garden is laid to patio with two useful outside wooden storage sheds, side access gate and enclosed by fencing. To the side a paved path provides access to the front and there is a useful outside tap. To the front a concrete driveway providing off road parking bordered by an array of ornamental plants and shrubbery enclosed by brick walling.

Agents note

The neighbouring property has a right of access across the rear of no.1.

Directions

Proceed south over Greyfriars Bridge heading towards the A49, at the second set of traffic lights take the left hand turning for Holme Lacy Road, take the second left turning onto Hinton Avenue and then take the second left onto Maple Grove.

Services

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

Outgoings-

Council tax band B - £1889.10 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

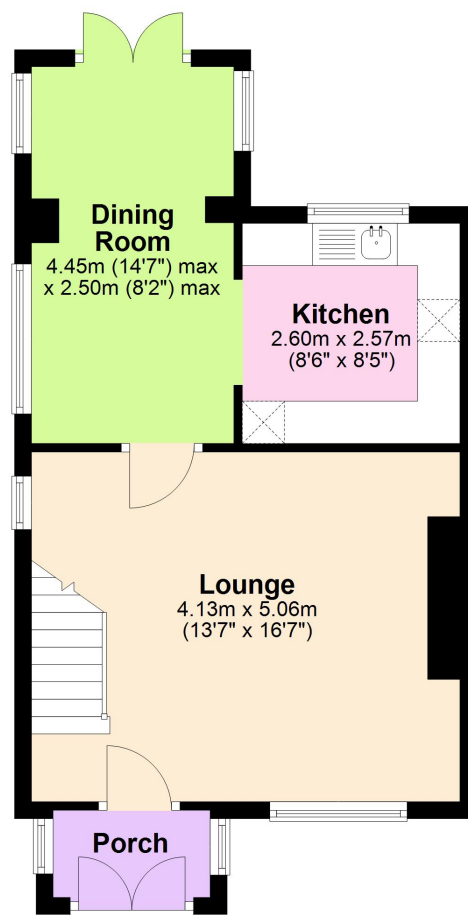
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

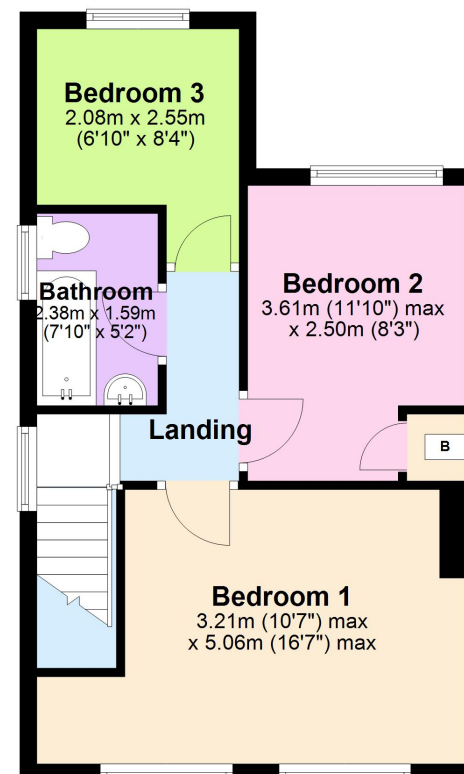
Ground Floor

Approx. 41.1 sq. metres (442.1 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 80.1 sq. metres (861.7 sq. feet)
1 Maple Close, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(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		