

FOR
SALE



36 Kempton Avenue, Bobblestock, Hereford HR4 9TU

£215,000 - Freehold

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

PROPERTY SUMMARY

Situated in this convenient and popular residential location, a well presented two bedroom semi detached bungalow offering ideal retirement accommodation. The property which is being offered for sale with no onward chain has the added benefit of low maintenance front and rear gardens, a single garage, off road parking, gas central heating and double glazing. A viewing is highly recommended.

POINTS OF INTEREST

- *Popular residential location*
- *Low maintenance garden, garage & off road parking*
- *No onward chain*
- *Ideal for retirement*
- *Well presented throughout*
- *Two bedroom semi detached bungalow*



ROOM DESCRIPTIONS

Ground floor

Canopy entrance porch with upvc door leading into

Entrance hall

With tiled floor, radiators, ceiling light point, loft hatch, airing cupboard housing the gas central heating boiler and doors to

Spacious lounge

With fitted carpet, two ceiling light points, coving, radiator, door into the kitchen and door leading into the conservatory.

Kitchen

A modern fitted kitchen with matching wall and base units, ample work surface space, electric oven, 4 ring gas hob with extractor over, stainless steel sink and drainer unit, under counter space for washing machine, under counter space for fridge, tiled floor and double glazed window.

Conservatory

Currently used as a dining space with fitted carpet, wall light, power points and double glazed sliding doors and window out to the rear garden.

Bedroom 1

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect, ample space for wardrobes.

Bedroom 2

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Shower room

With fitted corner shower cubicle with electric shower over, glass sliding doors, tiled surround, wash hand basin with storage below, low flush w/c, heated towel rail, tiled floor and double glazed window.

Outside

To the rear a south facing low maintenance garden with paved patio area, an area laid to stone, a brick paviour pathway leading to the rear access gate, personal door to the rear of the garage and side access gate. Theresa Red garden is enclosed by a mixture of fencing and brick walling with an array of ornamental plants and shrubbery. Garage with up and over door to the front, personal door, light and power. The front garden has paved steps leading down with a paved patio area, an array of ornamental shrubbery and is enclosed by fencing with an iron gate.

Directions

Proceed west out of Hereford along Whitecross Road, on reaching the roundabout after one mile take the third exit into Three Elms Road, continue for one mile and take the right hand turning onto Sandown Drive then turn left onto Kempton Avenue, the property will then be found on the right hand side.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band B

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

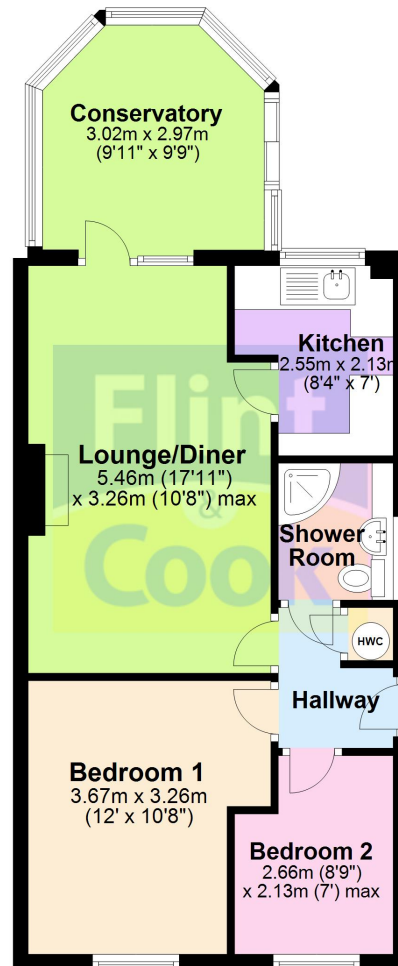
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Ground Floor
Approx. 54.0 sq. metres (581.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	74
(21-38)	F	
(1-20)	G	74
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		