

FOR
SALE



21 Bradbury Close, Hereford HR2 7RX

£335,000 - Freehold

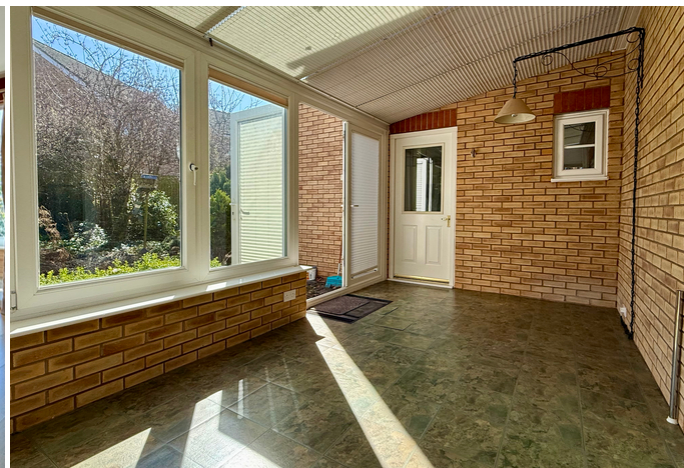
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated to the south of Hereford city a modern 4 bedroom detached house offering ideal family accommodation and being sold with the added benefit of no onward chain. The property benefits from gas central heating, double glazing, 4 bedrooms, 3 bathrooms, downstairs WC, single garage, driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Ideal family home*
- *4 bedrooms, 3 bathrooms*
- *No onward chain*
- *Garage, driveway and garden*
- *Must be viewed*
- *3 Reception rooms & conservatory*



ROOM DESCRIPTIONS

Entrance Hall

Accessed from a canopied porch, with a mat well, laminate flooring, 2 ceiling light points, carpeted stairs leading up to the first floor, radiator, gas central heating boiler and a storage cupboard.

Living Room

With laminate flooring, 2 radiators, double glazed windows to the front aspect, 2 ceiling light points and double glazed French doors leading into the conservatory.

Dining Room

With laminate flooring, radiator, ceiling light point and double glazed windows to the front aspect.

Study

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

Ground Floor Cloakroom

With low flush WC, wash hand basin with tiled splash back, radiator, fuseboard, double glazed window to the side aspect and tiled floor.

Kitchen

Fitted with a range of matching wall and base units, ample work surface space, 1 and 1/2 stainless sink and drainer with tiled splashback, electric oven, 4 ring gas hob with extractor over, integrated dishwasher, washing machine and fridge/freezer, space for a freestanding fridge/freezer, tiled floor, radiator, double glazed window to the rear garden and door leading into the conservatory.

Conservatory

With double glazed windows and doors leading out to the rear garden.

First Floor Landing

With fitted carpet, radiator, loft hatch, double glazed window, ceiling light point and airing cupboard housing the Worcester Bosch gas central heating boiler and fitted wooden shelving.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, built in wardrobes and door into the

En-Suite shower room with double shower cubicle with mains fitment over, low flush WC, pedestal wash hand basin, part tiled surround, vinyl floor, radiator, ceiling light point, extractor and double glazed window to the front aspect.

Bedroom 2

With fitted carpet, dual aspect double glazed windows, built in wardrobes, radiator, ceiling light point and door into the

En-Suite shower room which has a double width shower cubicle with tiled surround and mains fitment shower head over, low flush WC, pedestal wash hand basin with tiled splashback, vinyl floor, radiator and double glazed window to the side aspect.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear aspect and built in wardrobes.

Bedroom 4

With fitted carpet, radiator and a double glazed window to the front aspect.

Bathroom

With a three piece suite comprising a panelled bath with part tiled surround, low flush WC, pedestal wash handbasin, double glazed window, radiator and vinyl flooring.

Outside

To the front of the property there is a tarmac driveway providing parking for up to 2 vehicles, access to the up and over garage door and side access gate leading to the rear garden. The rear garden is made up of a large area of shrubbery with small parcels of concrete patio and is enclosed by fencing.

Directions

Proceed south out of Hereford over Greyfriar's bridge continuing on to Ross Road, continue over the traffic lights past the Broadleys pub on the A49, take the left hand turning signposted towards Bradbury Close, continue to the end of the cul de sac and the property is situated directly ahead of you as indicated by the agents for sale board.

Services

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

Outgoings

Council tax band E - £2,820.09 payable 2024/2025

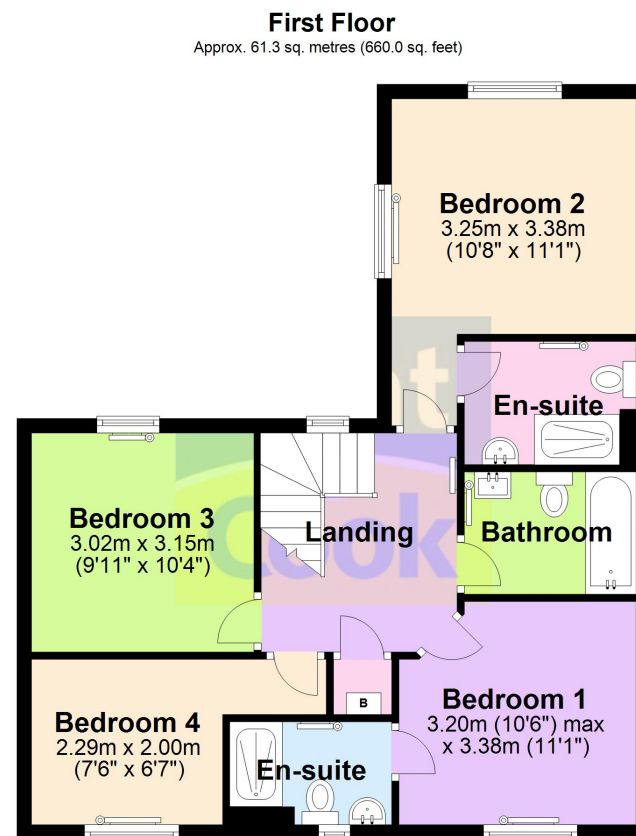
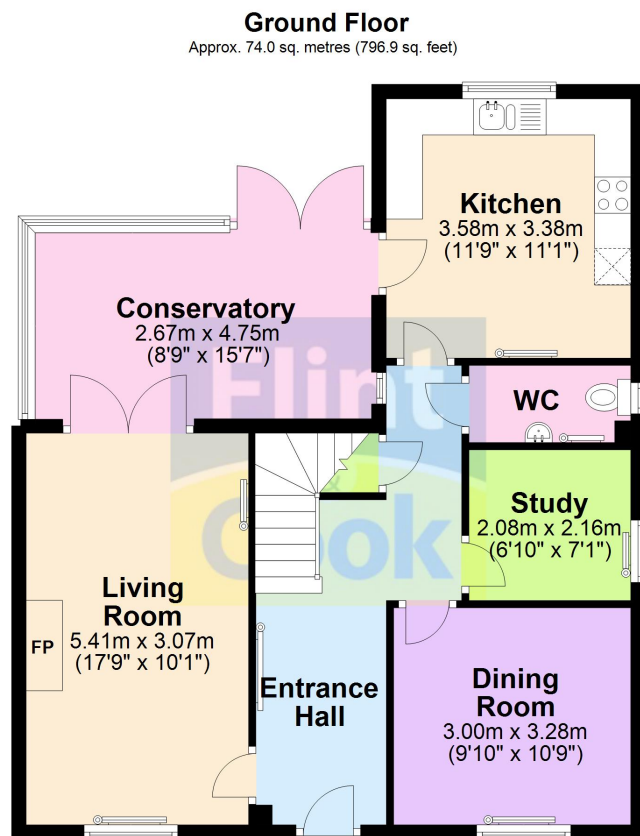
Water and drainage rates are payable.

Viewings

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

Money Laundering Regulations

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



Total area: approx. 135.4 sq. metres (1456.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	85
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		