

FOR  
SALE



43 Hazel Grove, Hereford HR2 7JX

£295,000 - Freehold

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



## PROPERTY SUMMARY

Peacefully situated in this well established residential location, a deceptively spacious 2/3 bedroom detached bungalow offering ideal retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, useful loft room, good sized gardens, ample off road parking and we recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *Deceptively spacious detached bungalow*
- *2 / 3 bedrooms and useful loft room*
- *Good sized gardens & ample parking*
- *Ideal for retirement*
- *No onward chain*



## ROOM DESCRIPTIONS

### Entrance Porch

with double glazed entrance, door, tiled floor, electric light and partially double glazed door through to the

### Reception Hall

With laminate flooring, 2 radiators, coved ceiling and door to the

### Lounge

With fitted carpet, double radiator, a range of lighting, coved ceiling and a large double glazed sliding patio door to the rear garden.

### Kitchen/Breakfast Room

With a range of wall and base cupboards, ample work surfaces with splash backs, 1 ½ bowl sink unit with mixer tap over, tiled floor, double glazed window overlooking the rear garden, breakfast bar, eye level glass display cabinets, display shelving, space for appliances and open plan access to the

### Utility Room

With tiled floor, double radiator, work surface with space and plumbing for an automatic washing machine, store cupboard with radiator also housing the upgraded Worcester gas central heating boiler, partially double glazed door to the outside, large store cupboard and door to the

### WC

With low flush cistern, corner wash hand basin, partially tiled wall surround, tiled floor and a double glazed window.

### Bedroom 1

With fitted carpet, radiator, a range of bedroom furniture, coved ceiling, central ceiling light/fan, double glazed window to the front aspect with vertical blinds.

### Bedroom 2

Formerly the garage. Has fitted carpet, radiator, double glazed window to the front aspect.

### Dining Room or Bedroom 3

With laminate flooring, radiator, double glazed window to the front aspect with vertical blinds, coved ceiling and carpeted staircase leading to a

### First Floor Landing

With fitted carpet, a large built in double wardrobe with hanging rail and door to the

### Loft Room

With fitted carpet, 2 radiators, 2 Velux windows to the rear enjoying a pleasant outlook and door to a large walk in store room with electric light.

### Downstairs Bathroom

With spa style bath with shower attachment over, low flush WC, vanity wash hand basin with storage below, separate shower cubicle with glazed screen, tiled wall surround for easy maintenance, double glazed window with vertical blind and a radiator.

### Outside

To the front of the property there is a lawned garden enclosed by hedging, fencing and walling all bordered by flowers and shrubs with double gates opening onto a large brick paved driveway providing ample off road parking.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which then leads onto the remainder of the good sized garden which is laid to lawn and planted with a variety of flowers and shrubs, well enclosed by fencing and hedging for privacy.

There is a useful outside tap, side access gate, detached store shed/workshop with workbench, power and light points, double glazed window and a green house.

### Services

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

### Outgoings

Council tax band C - £2,159 payable for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford on the A49 Ross Road, at the Broadleys public house turn right at the traffic lights onto Walnut Tree Avenue and then first left into Hazel Grove.

### Viewing Arrangements

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

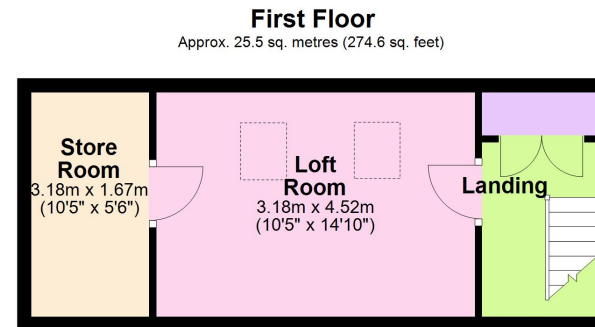
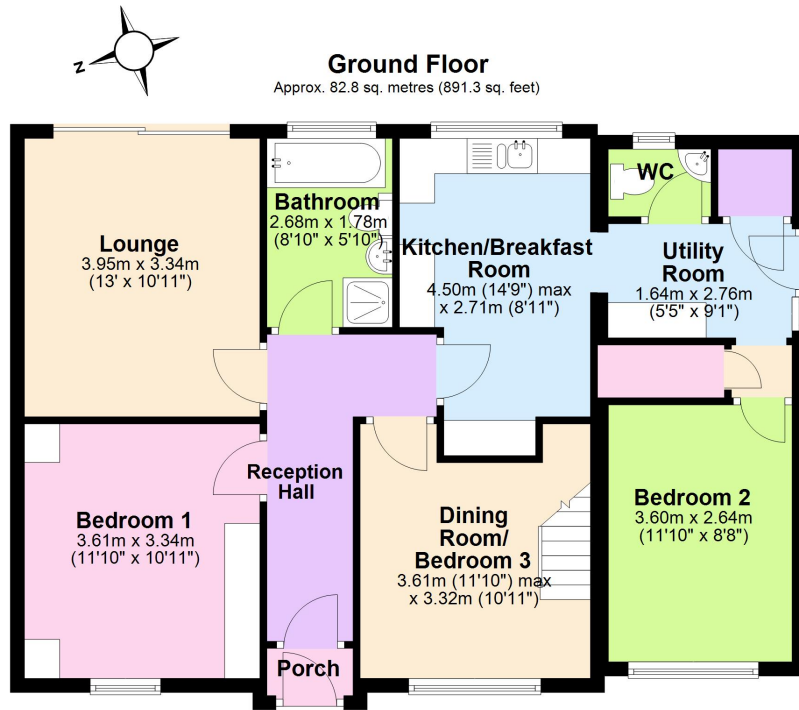
### Opening Hours

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.



Total area: approx. 108.3 sq. metres (1165.8 sq. feet)  
**43 Hazel Grove, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(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		
EU Directive 2002/91/EC		