

FOR  
SALE



29 Hazel Grove, Hereford HR2 7JX

£380,000 - Freehold

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

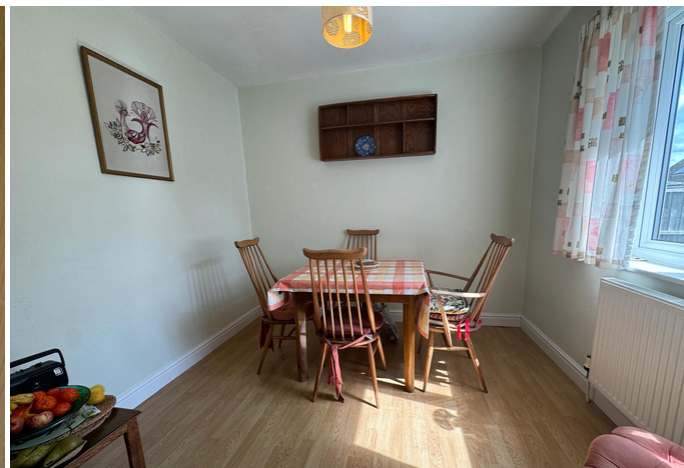


## PROPERTY SUMMARY

This excellent detached dormer bungalow is quietly located in a cul-de-sac position, in a well-established residential area, less than a mile south of the Cathedral City of Hereford. Local amenities include a range of shops, a bus service, public house and churches. The property was originally constructed in the 1960's and now has very spacious accommodation, on two levels, with 4 bedrooms (2 downstairs, 2 upstairs), and there is gas central heating and double glazing, a conservatory, garage, parking and a lovely south-facing rear garden. The whole is more particularly described as follows:-

## POINTS OF INTEREST

- *Detached dormer bungalow*
- *Cul-de-sac location*
- *4 Bedrooms*
- *2 Shower rooms*
- *Conservatory*
- *Gas central heating*
- *Garage & level garden*
- *Viewing highly recommended*



## ROOM DESCRIPTIONS

### Door to Entrance Hall

With window to front and doorway into the

### Reception Hall

Radiator, smoke alarm, understairs storage cupboard, central heating thermostat, cupboard housing the gas fired central heating boiler.

### Lounge

With a coal-effect gas fire with surround, radiator, window to rear, double doors leading into the

### Conservatory

With door to the rear garden.

### Kitchen

Fitted with oak-style base and wall mounted units, worksurfaces, tiled splashbacks, 1½ bowl sink unit, built-in gas double oven, 4-ring gas hob, extractor hood, radiator, plumbing for washing machine, window, door to Rear Porch and archway to the

### Breakfast Room

Radiator and window to rear.

### Shower Room

Comprising double with shower with mains fitment, wash hand-basin with storage cupboards and storage under unit, WC, radiator, 2 windows, shaver light and point.

### Bedroom 1

Fitted wardrobes and chest of drawers, radiator, window to front.

### Bedroom 2

Radiator, window to front.

Staircase then leads from the Reception Hall to the

### First floor landing

Velux window, smoke alarm, storage cupboard.

### Bedroom 3

With 3 Velux windows, radiator, laminate flooring and door to store-room with Velux window.

### Bedroom 4

With access to eaves storage, laminate flooring, radiator, window to front and built-in wardrobe.

### Shower Room

Tiled shower cubicle with electric fitment, wash hand-basin, WC, radiator, extractor fan and Velux window.

### Outside

The property is approached via a tarmacadam and paved driveway providing ample parking and access to the GARAGE with double wooden doors, hatch to roof space, light and power, gas and electric meters and door into the Conservatory. There is an attractive front garden lawned with floral borders. The rear garden is south-facing and there is a covered patio area, lawned area, former vegetable plot and patio garden shed. Outside lights and water tap. Side access.

### Services

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

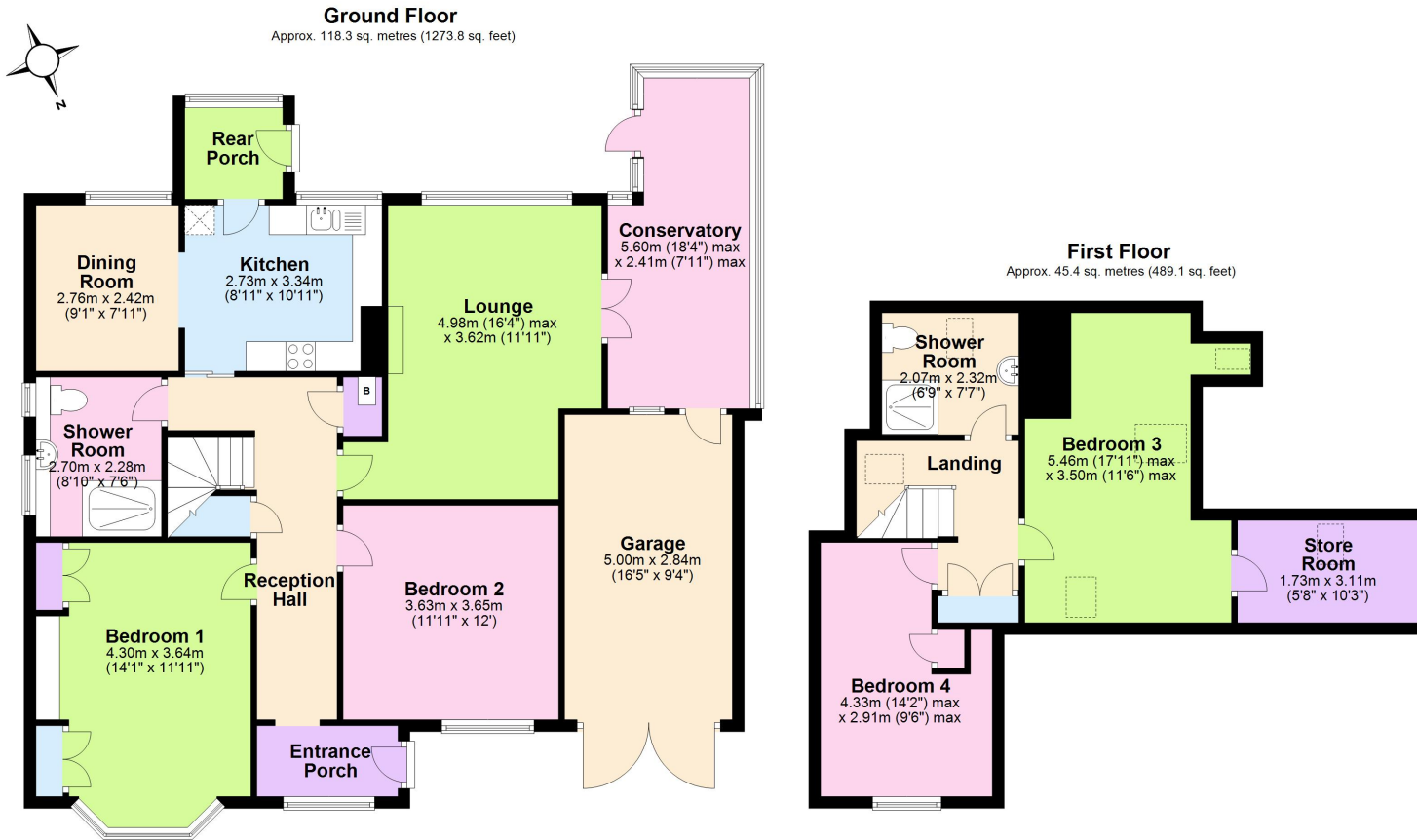
### Outgoings

Council tax band D - payable 2024/25 £2307.34

Water and drainage - rates are payable/metered supply.

### Directions

From Hereford proceed south on the A49 towards towards Ross-on-Wye and then, at the crossroads, by St Martin's church, turn right into Walnut Tree Avenue and then take the 1st turning left into Hazel Grove and turn left again into the cul-de-sac and the property is located on the right hand side. What3words - areas.simply.composers



Total area: approx. 163.8 sq. metres (1762.9 sq. feet)

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

**29 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		70	80
EU Directive 2002/91/EC			