

FOR
SALE



26 Plumpton Avenue, Bobblestock, Hereford HR4 9TZ

£215,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the outskirts of the City, a well maintained 2 bedroom bungalow offering ideal retirement accommodation. The property has the added benefit of gas central heating, garage, long driveway and we highly recommend an internal inspection. Hereford City centre is a short driving distance away and the area of Bobblestock has a wide range of amenities including a shop, supermarket, doctors surgery and daily bus services. In more detail, the accommodation comprises:-

POINTS OF INTEREST

- *Ideal retirement bungalow*
- *Peaceful cul-de-sac position*
- *2 Bedrooms, shower room*
- *Gas central heating & double glazing*
- *Garage, long driveway*
- *Must be viewed!*



ROOM DESCRIPTIONS

Side Canopy Entrance Porch

With uPVC door to the

Reception Hall

Access hatch to loft space, central heating thermostat, fitted carpet, radiator, airing cupboard housing the new gas Worcester Bosch central heating boiler and further store cupboard.

Living Room

Fitted carpet, 2 double radiators, wall mounted gas fire, TV aerial point, double patio doors to the rear garden and door into the

Kitchen

Fitted with wall and base units, double glazed window overlooking the rear garden, worksurfaces with tiled splashbacks, radiator, sink unit and space for appliances.

Bedroom 1

Fitted carpet, space for wardrobes, radiator, double glazed window to the front aspect with vertical blinds.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect.

Shower Room

Suite comprising double shower cubicle with seat and sliding screen, pedestal wash hand-basin, low flush WC, shaver point, part-tiled wall surround, double glazed side window with Venetian blind, useful cabinet.

Outside

The front garden has been landscaped for easy maintenance with a large drive to the side providing ample off-road parking facilities leading down the side of the property to the GARAGE with up-and-over door, light and power, ample shelving and personal door to the rear garden. To the rear of the property there is a paved patio with lean-to which leads onto the remainder of the garden, mainly laid to lawn and enclosed by fencing to maintain privacy. There is a useful side access gate and outside tap.

Services

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

Outgoings

Council tax band B - payable 2024/25 £1794.59
Water and drainage - metered supply.

Money laundering regulations

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

Viewing

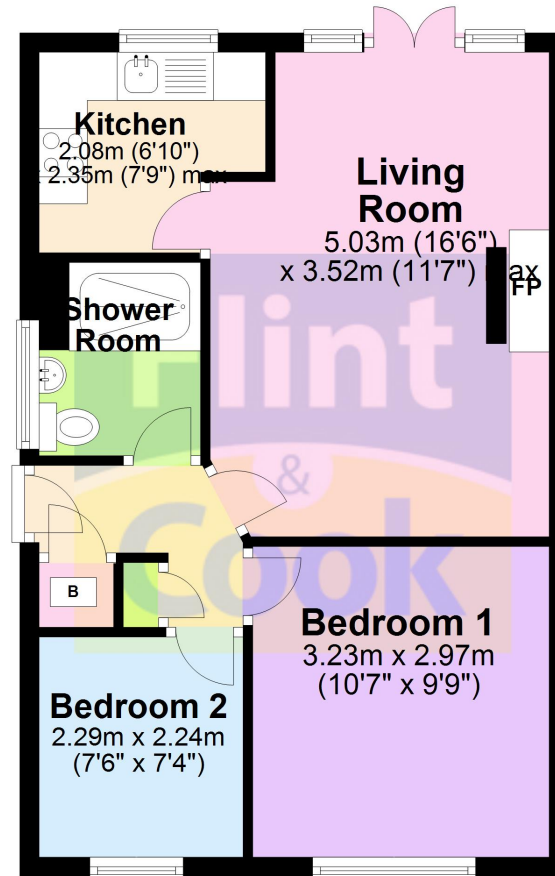
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed northwest out of Hereford City on the A49 Leominster Road and turn left at The Starting Gate public house onto Roman Road and after approximately half a mile, turn left into Kempton Avenue and then the first left into Plumpton Avenue. What3words - fall.punchv.rising

Ground Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 44.2 sq. metres (475.3 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	89
(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		