

FOR
SALE



6 Lyall Close Hampton Dene, Hereford HR1 1XG

£315,000 - Freehold

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

PROPERTY SUMMARY

This excellent detached bungalow is pleasantly located in a well-established residential area, overlooking a small green, about a mile and a half east of the Cathedral City of Hereford. Excellent amount of local amenities include shops, churches, post office, doctors surgery, public house, primary schools and the property is also in the catchment area for Bishop's secondary school.

The bungalow has been substantially extended and is ideal for retirement, having gas central heating, double-glazing, ample parking, garage and enclosed, private, garden. The whole is more particularly described as follows: -

POINTS OF INTEREST

- *Lovely detached bungalow*
- *Cul-de-sac position*
- *Popular residential area*
- *Substantial extension*
- *Gas central heating and double glazing*
- *Garage and parking*



ROOM DESCRIPTIONS

Ground floor

Door to

Entrance hall

Radiator, hatch to roof space, cupboard housing the gas-fired central heating boiler.

Bathroom

Original white suite comprising an enamelled bath, wash hand basin and WC, separate tiled shower cubicle with mains fitment, radiator, window.

Bedroom 1

Radiator, fitted wardrobe, central heating thermostat, window to front.

Bedroom 2

Radiator, window to front.

Lounge

Coal-effect gas fire with surround, radiator, patio doors to rear, door to

Inner hall

Radiator.

Dining room

Radiator, wall mounted gas heater, 2 windows, serving hatch to kitchen and sliding door to

Kitchen

Base and wall mounted units, 1 1/2 bowl sink, plumbing for washing machine, worksurfaces with tiled splashbacks, built-in fridge/freezer, wall mounted gas heater, 2 windows, door to side entrance porch.

Outside

The front of the property is open plan and laid to lawn with a driveway, carport and adjoining Garage with light, power and side entrance door. There is access, via a gate, to the side where there is a greenhouse and garden shed.

There is an attractive rear garden, which is enclosed by hedging for privacy and is mainly lawned with a stone retaining wall. There are numerous ornamental shrubs and a patio area.

Services

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

Outgoings

Council tax band D, payable 2024/25 £2307.34. Water and drainage rates are payable.

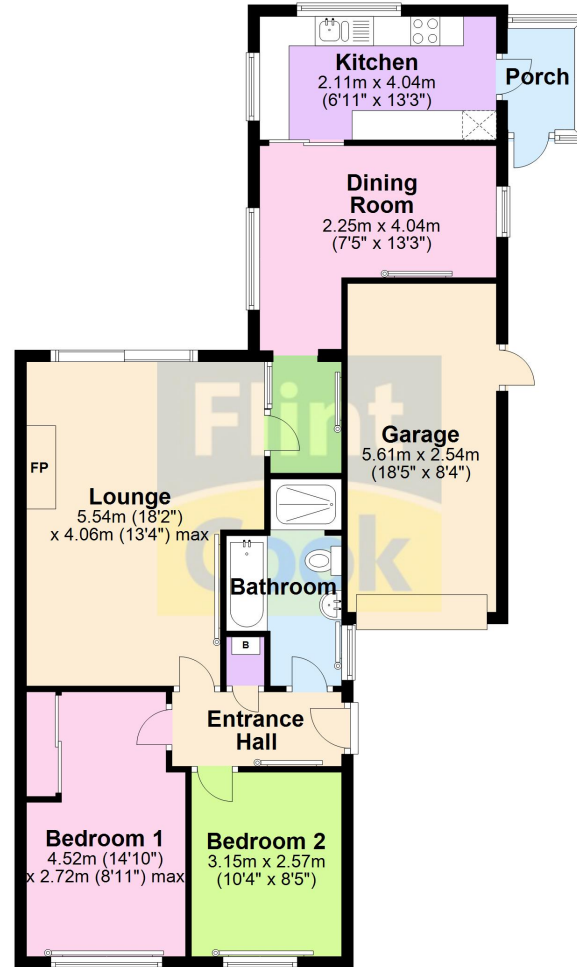
Viewing

By appointment through the Agent, 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.

Ground Floor
 Main area: approx. 77.1 sq. metres (829.6 sq. feet)
 Plus garages: approx. 14.3 sq. metres (153.7 sq. feet)



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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		
(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		63	81
EU Directive 2002/91/EC			