

FOR
SALE



8 Irvine Close, Kings Acre, Hereford HR4 0RE

£325,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after location, an impressive 2 bedroomed detached bungalow offering ideal retirement accommodation. The property which is in excellent decorative order throughout has the added benefit of gas central heating, a modern fitted kitchen and shower room, garage and driveway. To fully appreciate this property we thoroughly recommend an internal inspection.

POINTS OF INTEREST

- *Ideal for retirement.*
- *No Onward Chain*
- *Excellent decorative order throughout*
- *Detached bungalow*
- *Highly sought after location*
- *Modern fitted kitchen & shower room*



ROOM DESCRIPTIONS

Entrance

Recessed entrance porch with UPVC entrance doors through

Reception Hall

with feature flooring, radiator, built in airing cupboard also housing the gas central heating boiler and large access hatch to the loft space with pull down ladder.

Living Room

with fitted carpet, 2 radiators, 2 double glazed side windows with vertical blinds, feature hole in the wall style fire and double glazed sliding patio doors to the rear garden with vertical blinds.

Kitchen / Breakfast Room

with 1 and a 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, worksurfaces with splash backs, double glazed window to the front aspect with vertical blinds, recessed spot lighting, breakfast table, radiator, built in single oven, 4 ring hob with splashback and cooker hood over, double glazed door to side, double pantry style cupboard, space and plumbing for automatic washing machine and tumble dryer, space for upright fridge/freezer, feature flooring.

Bedroom One

with radiator, feature flooring, double glazed window to front aspect with vertical blinds and built in double wardrobe with folding doors.

Bedroom Two

with radiator, feature flooring, double glazing to rear with vertical blind and built in wardrobes with folding doors

Shower Room

modern suite comprising large walk in double shower with seat and hand grips, low flush WC, vanity wash hand basin with store cupboard below, mirror fronted medicine cabinet over, ladder style radiator, feature flooring, 2 double glazed windows with roller blinds and recessed spot lighting.

Outside

to the front of the property is a long garden enclosed by brick walling with a drive to the side providing off road parking facilities leading up to the garage with up and over door, power and light points, ample storage space, glazed window and door to the rear garden.

To the rear of the property there is a good sized paved patio providing the perfect entertaining space, with the rear garden virtually facing south it is a real sun trap. The remaining garden is laid to lawn enclosed by fencing and bordered by a variety of flowers and shrubs. Also useful an outside tap and side access gate.

Outgoings

Council tax band D, payable 2024/25 £2307.34

Viewings

Strictly by appointment through the Agent, Flint & Cook - 01432 355455

Directions

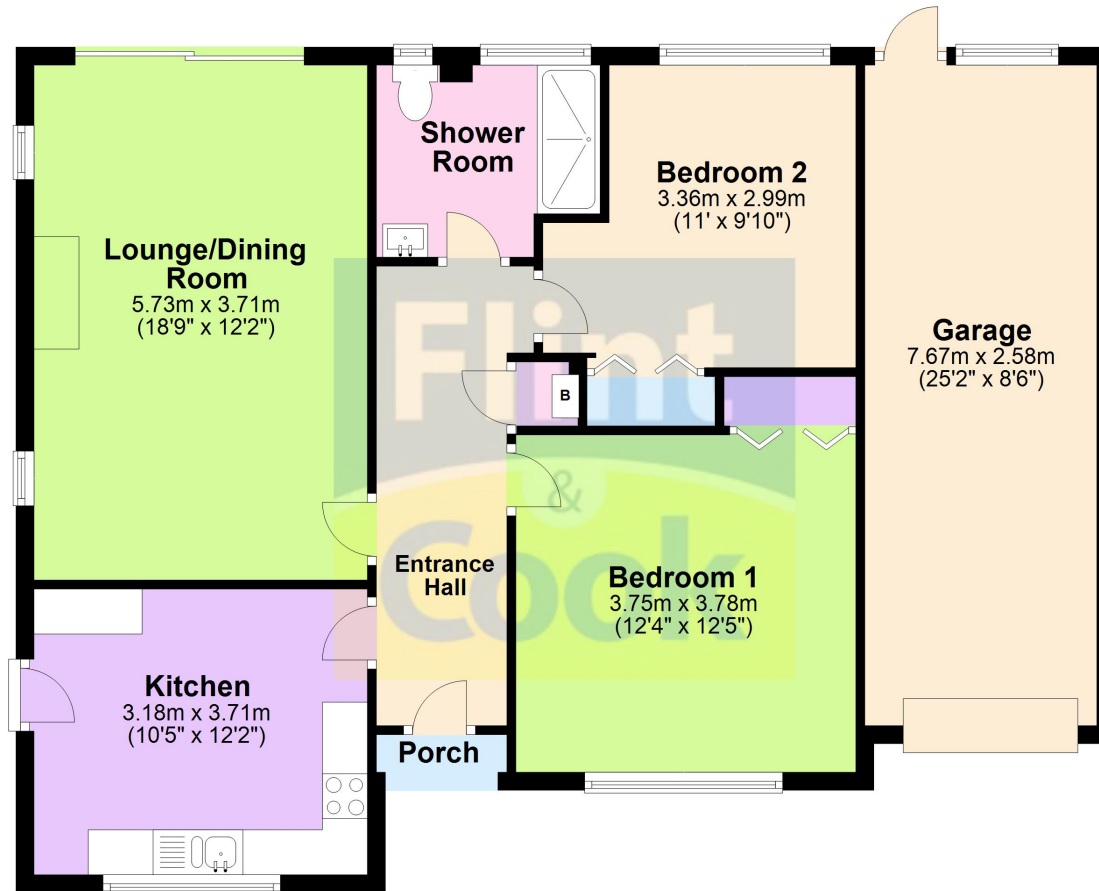
Proceed west out of Hereford city along Whitecross Road taking the second exit at the monument roundabout onto King's Acre Road, after approximately 1/2 a mile turn right into Hlilary Drive then second right into Irvine Close.

Money Laundering Regulations

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

Ground Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)



Total area: approx. 96.6 sq. metres (1040.2 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	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

