

FOR
SALE



11 Hillary Drive, Kings Acre, Hereford HR4 0RB

£329,500 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after location, a spacious 2 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, generously sized living accommodation, easy to maintain gardens, garage and driveway and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 2 bedroom semi-detached bungalow*
- *Easy to maintain gardens*
- *Garage & driveway*
- *Ideal for retirement*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance Porch

With double glazed double doors with electric light, tiled floor and galzed panelled door to the

Spacious Reception Hall

With fitted carpet, radiator with display shelf over, access hatch to the loft space, built in airing cupboard with shelving, a further useful store cupboard with coat hooks and door to the

Lounge

With fitted carpet, radiator, central heating thermostat, coved ceiling, double glazed windows to the front and side aspects and feature fire surround with hearth, display mantel and electric coal effect fire.

Kitchen/Breakfast Room

With a range of modern base units with ample work surfaces, single drainer sink unit with mixer tap over, double radiator, space for a breakfast table, space for a cooker and refrigerator, double glazed window blind overlooking the rear garden, glazed window and door to the

Side Passageway

With ample storage space and door to the rear garden

Bedroom 1

With fitted carpet, radiator, double glazed window with blind to the front aspect , coved ceiling and a built in double wardrobe with overhead cupboard.

Bedroom 2

With fitted carpet, radiator, double glazed window with Venetian blind to the rear aspect, coved ceiling and built in double wardrobe with an overhead cupboard.

Bathroom

With suite comprising panelled bath with hand grips and shower attachment over, pedestal wash hand basin, radiator, tiled wall surround, wall mounted mirror and double glazed window with blind.

Separate WC

With low flush cistern and a double glazed window with blind.

Outside

To the front of the property there is an attractive lawned garden, bordered by flowers and shrubs and enclosed by brick walling and fencing.

Double gates open onto a driveway providing off road parking which then leads down to the

Garage

With up and over door , power and light points, ample storage space and glazed panelled door to a useful

Utility Room

With a single drainer sink unit, space and plumbing for a washing machine, wall mounted gas central heating boiler and uPVC door to the rear patio and garden.

The good sized rear garden has areas laid to chippings for easy maintenance with the remainder of the garden laid to lawn , bordered by flowers and shrubs.

Services

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

Outgoings

Council tax band D - £2,429 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford 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 Hilary Drive.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

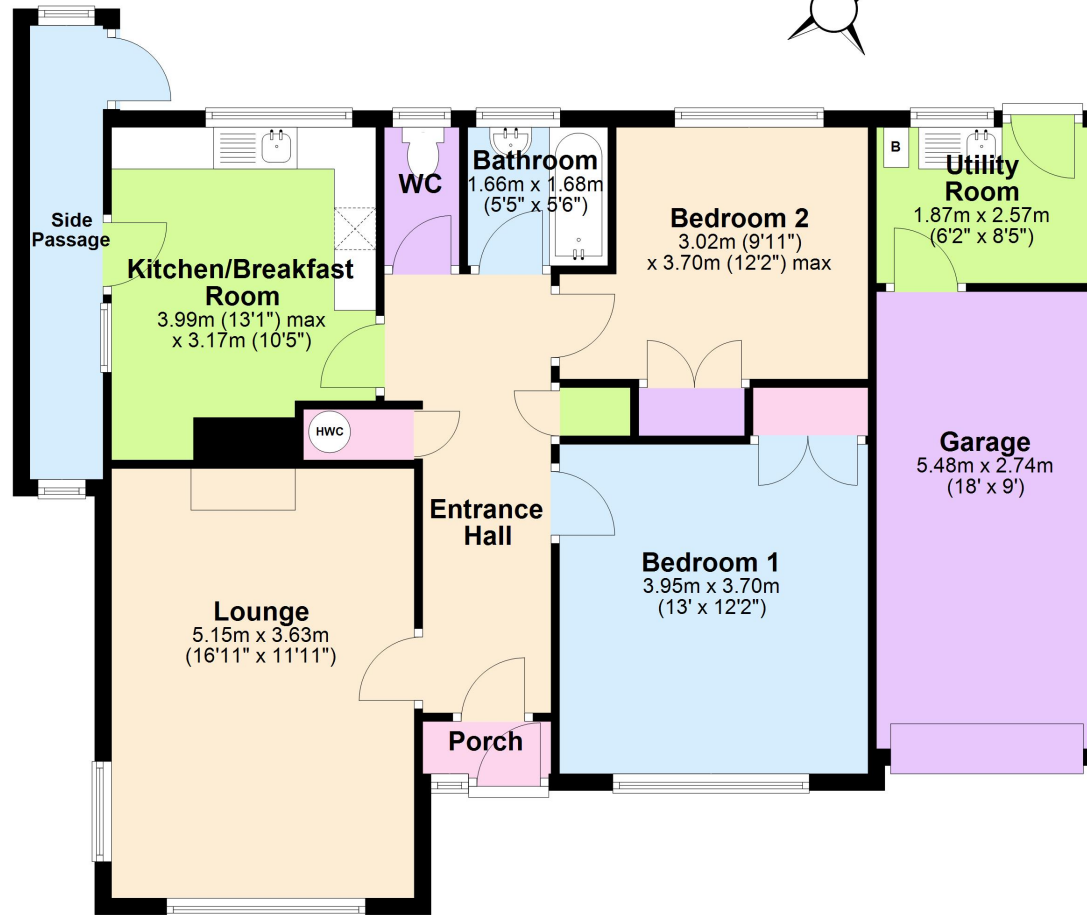
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Floor Plan

Approx. 100.8 sq. metres (1085.0 sq. feet)



Total area: approx. 100.8 sq. metres (1085.0 sq. feet)
11 Hillary Drive, Hereford

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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		
EU Directive 2002/91/EC		