



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

4 Bangor Close
Bobblestock HEREFORD HR4 9XB

Price Guide £250,000



DIRECTIONS

From Hereford City proceed northwest onto A438 Whitecross Road, at the roundabout take the third exit onto A4110 Three Elms Road, turn right onto Sandown Drive, turn left onto Kempton Avenue, left onto Bangor Close keeping left on the cul-de-sac and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //hoping.anyway.beard



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

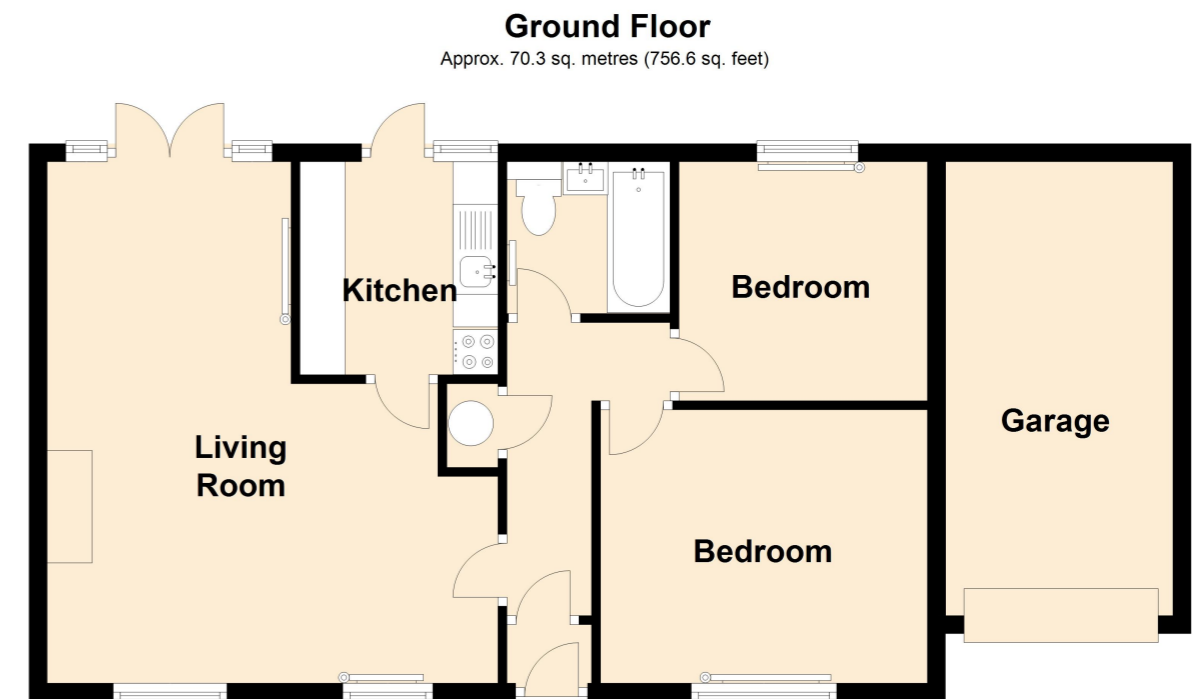
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- Two bedroom detached bungalow • Recent updated gas central heating • Double glazing • Garage

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 70.3 sq. metres (756.6 sq. feet)

OVERVIEW

Pleasantly located in the highly sought after Hillcrest/Bobblestock area of Hereford a delightful immaculately presented two bedroom detached bungalow, enjoying 2 bedrooms, shower room, 'L' Shaped lounge/dining room, nicely fitted kitchen, full double glazing, recently re-fitted gas central heating with combination boiler, garage and garden. This property has no onward chain. Close-by is a host of amenities to include a choice of shops, doctors surgery, supermarket, schools, public house, leisure centre, municipal golf course, and a regular bus service to Hereford City. In more detail the property comprises:

Recessed Porch

Glazed front door leads to:

Reception Hall

With radiator, access to roof space, power points, door to boiler cupboard housing the newly fitted Worcester combination boiler serving domestic hot water, central heating and storage space below.

Door to:

'L' shaped Lounge/Dining Room

6.0m x 5.0m (19' 8" x 16' 5")

Living Area;

With nice panelled radiator, coving and two windows with outlook to the front.

Dining Area;

With further radiator, french style double glazed uPVC doors opening onto the rear garden with lovely elevated views across Hereford City in a south southeasterly direction, ample power points, coving and wall mounted Worcester thermostat control unit for central heating.

Door to:

Kitchen

2.20m x 2.40m (7' 3" x 7' 10")

Recently completely re-fitted with a range of medium oak units comprising single drainer sink unit with space below and plumbing for washing machine, laminated working surfaces with cupboards beneath, further base unit with inset 4 ring ceramic hob, oven below, stainless steel extractor canopy over, range of eye level wall cupboards, space for fridge/freezer and part glazed double glazed door giving access to outside.

From the reception hall access leads to:

Bedroom 1

3.12m x 3.62m (10' 3" x 11' 11")

With double panelled radiator and double

glazed window with outlook to front.

Bedroom 2

2.64m x 2.75m (8' 8" x 9' 0")

With radiator, power points, double glazed window with outlook to the rear garden and lovely elevated views across Hereford City in a south southeasterly direction.

Shower Room

Recently completely re-fitted and having a large corner shower with raindrop shower head, vanity wash hand basin, low flush WC, chrome ladder style radiator/towel rail and large window allowing plenty of light.

OUTSIDE

The property is approached from the cul-de-sac onto a tarmacadamed driveway providing parking for one vehicle and in turn gives access to the garage. The front garden has been hard landscaped with gravelled borders, ornamental shrubs and a slabbed path leads around the side of the property, via a security gate, to the rear with ornate railings and steps lead down to a seating area with a pergola over and this is an ideal area to sit and enjoy the seasonal sunshine. A further two steps then lead down onto a further hardscape garden interspersed with flower, shrubbery

borders and ornamental trees and the garden is attractively bounded by timber slatted fencing and overall this property enjoys an elevated position with pleasant views across Hereford City. There is an outside water tap.

Garage

2.38m x 5.13m (7' 10" x 16' 10")

With single up and over door, power, light and houses the gas, electricity consumer unit.

AGENTS NOTE:

14/12/23. Probate is currently being sought and an incoming purchaser will not be able to complete the sale until this has been granted. (Please liaise with the office with regard to timescales)

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



At a glance...

- 'L' Shaped lounge/dining room 6m x 5m (19'8" x 16'5")
- Kitchen 2.20m x 2.40m (7'3" x 7'10")
- Bedroom 1. 3.62m x 3.12m (10'3" x 11'11")
- Bedroom 2. 2.64m x 2.75m (8'8" x 9')
- Garage 5.13m x 2.38m (7'10" x 16'10")

And there's more...

- Popular residential area
- Close to local amenities
- Ideal retirement property