

FOR  
SALE



9 Home Lane, Hereford HR2 7LT

£350,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated within easy reach of Hereford City centre, a deceptively spacious 3-bedroom detached dormer bungalow offering ideal family/retirement accommodation. The property has the added benefit of gas central heating, double-glazing, generously sized living accommodation, a good-size rear garden with Shepherd's Hut, ample off-road parking, detached garage/workshop and to fully appreciate the property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Within easy reach of Hereford city centre*
- *Spacious 3 bed detached dormer bungalow*
- *Extensive rear garden with Shepherd's Hut*
- *Ample off-road parking, detached garage*
- *Ideal for family or retirement*
- *Must be viewed*



## ROOM DESCRIPTIONS

### **Recessed entrance porch**

Outside light, partially glazed panelled door to the

### **Reception hall**

With laminate flooring, radiator with decorative cover, dado rail, central heating thermostat, door to

### **Lounge**

With laminate flooring, double-glazed bay window to front with vertical blinds, double-glazed window to front with vertical blinds, coved ceiling, double radiator, feature fireplace with brick hearth and woodburning stove, wall and centre lights.

### **Downstairs shower room**

Having large walk-in shower with rainwater-style showerhead over and glazed sliding door, low flush WC, wash hand basin with storage below, tiled floor, radiator, partially tiled wall surrounds, panelled ceiling, double-glazed window, recessed spotlighting and built-in airing/store cupboard.

### **Kitchen/dining room**

Kitchen area with single drainer sink unit with mixer tap, range of wall and base cupboards, ample solid wood worksurfaces with tiled splashbacks, laminate flooring, radiator with decorative cover, coved ceiling, space for cooker, space for refrigerator and dishwasher, glazed panelled door to the utility room. The dining area has laminate flooring, radiator with decorative cover, dado rail, coved ceiling, double-glazed side window, stairs to the first floor and glazed panelled double doors to the garden room.

### **Pantry**

With worksurface with space and plumbing for washing machine and tumble drier below, ample storage space, shelving and double-glazed side window.

### **Garden room**

With laminate flooring, large Velux rooflight, recessed spotlighting, radiator, double-glazed windows and double doors to the rear patio and garden, and open-plan access to a further

### **Utility/seating space**

With mini sink unit with cupboard and worksurface to the side, radiator, tiled floor, double-glazed windows and doors to the rear patio and garden.

**From the dining area an open-tread staircase leads to the**

### **Bedroom 1**

Fitted carpet, double-glazed bay window to front with Venetian blinds, double radiator, coved ceiling, space for wardrobes.

### **Bedroom 2**

Laminate flooring, double radiator, dado rail, coved ceiling, double-glazed window to side and eye-level store cupboard.

### **Loft Bedroom 3**

With laminate flooring, 2 double radiators, recessed spotlighting, Velux rooflight, range of built-in store cupboards/wardrobes and double-glazed window to the front with venetian blind.

### **Outside**

Immediately as you step out to the rear you get a good-sized paved patio area with overhead pergola providing the perfect entertaining space with ornamental fish pond. This leads onto one of the main features of the property, which is the extensive rear garden mainly laid to lawn and well enclosed by high hedging to maintain privacy.

At the bottom of the garden there is an enclosed vegetable plot and access to a feature detached Shepherd's Hut offering the perfect garden retreat with covered area to the front and power points, partial panelled walls and range of windows.

To the front of the property the garden has been laid to chippings to provide extra parking facilities, enclosed by hedging with drive to the side providing off-road parking facilities, continuing through double gates to the rear where there is a large

### **Detached garage/workshop**

With double doors, power and light points, ample storage space, personal door to the side. To the rear of the garage there is a further useful store shed with power, light points and glazed windows.

### **Services**

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

### **Outgoings**

Council tax band C, payable 2024/25 £2050.97. Water and drainage rates are payable.

### **Directions**

Proceed south out of Hereford on the A465 (Belmont Road). Turn left into Walnut Tree Avenue and then first right into Home Lane.

### **Viewing**

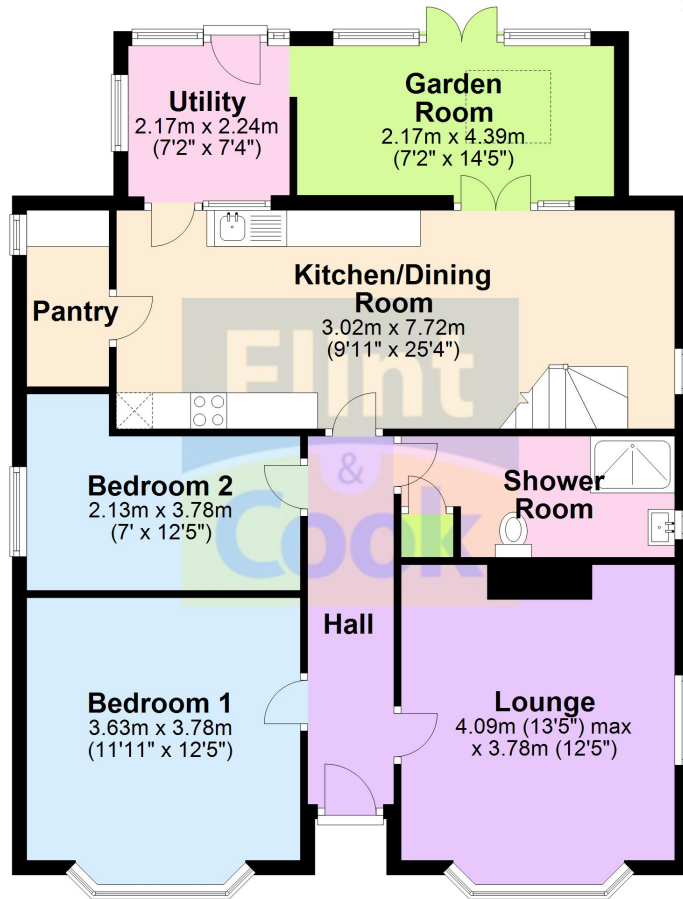
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

### **Money laundering regulations**

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

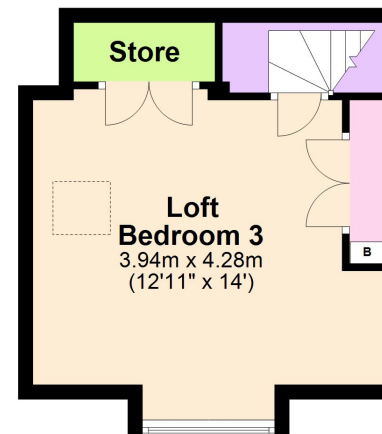
### Ground Floor

Approx. 95.4 sq. metres (1026.9 sq. feet)



### First Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>59</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			