

FOR  
SALE



21 Bangor Close, Bobblestock, Hereford HR4 9XB

£325,000 - Freehold

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## PROPERTY SUMMARY

Occupying a good-size corner plot in this popular residential location, an impressive 3-bedroom detached house offering ideal family accommodation. The property, which is in excellent decorative order has the benefit of solar panels with battery storage, double-glazing, gas central heating, downstairs cloakroom, en-suite shower room, detached double garage, and we strongly recommend an internal inspection.

Hereford city centre is only a short driving distance away, there is also an extensive range of amenities within easy walking distance including a choice of primary and secondary schools, shop, supermarket, doctors surgery, public house, countryside walks and regular daily bus services.

## POINTS OF INTEREST

- *Popular residential location*
- *3 Bedroom detached house*
- *Detached double garage*
- *Ideal family accommodation*
- *Solar panels, double glazing*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy entrance porch

Outside light, entrance door to

### Reception hall

Laminate flooring, radiator with display shelf over, telephone point, covered ceiling, understairs storage area, carpeted staircase to first floor, central spotlights, Hive central heating control, door to

### Cloakroom/ utility

WC, pedestal wash hand basin with tiled splashback, radiator, tiled floor, wall mounted store cupboard, window to rear with roller blind, wall mounted gas central heating boiler, space and plumbing for automatic washing machine and drier.

### Lounge

Carpet, 2 double radiators, coved ceiling, window to front aspect with Venetian blind and double-glazed French doors opening onto the rear patio.

### Kitchen/dining room

Kitchen is fitted with range of wall and base units, single drainer sink unit with mixer tap over, tiled floor, space for upright fridge/freezer, built-in Zanussi oven and 4-ring hob with cooker hood over, newly installed integrated dishwasher, window and door to rear garden, coved ceiling, spotlighting, ample worksurfaces, tiled splashbacks, the dining area has laminate flooring, double radiator, window to front aspect with roller blind, coved ceiling.

### First floor landing

Carpet, access hatch to loft space, radiator, window to rear enjoying a pleasant outlook with Hereford city in the distance, built-in airing/store cupboard with hanging rail and shelving.

### Bedroom 1

Carpet, radiator, space for wardrobes, window to front aspect with roller blind, door to en-suite shower room with WC, vanity wash basin with store cupboard below, shaver socket and mirror over, tiled shower cubicle with glazed doors and twin shower head, tiled floor and wall surrounds, recessed spotlighting, window, chrome ladder-style towel rail/radiator.

### Bedroom 2

Laminate flooring, radiator, space for wardrobes, window to front with roller blind.

### Bedroom 3

Carpet, radiator, window to rear enjoying pleasant outlook.

### Bathroom

White suite comprising panel bath with handheld shower attachment, pedestal wash hand basin, WC, chrome ladder-style towel rail/radiator, shaver socket, window, tiled floor and wall surrounds.

### Outside

To the front and side of the property there is a good-size lawned garden bordered by flowers and shrubs with newly installed paved pathway leading to the front entrance door and continuing round to the side to provide access to the rear. To the immediate rear and side of the property there is an extensive newly installed paved patio area providing an ideal entertaining space and leading onto the remainder of the garden which is laid to lawn with a internal boundary picket fence ideal for pets & children with the garden being enclosed by walling and fencing to maintain privacy.

Outside water tap. Rear access gate.

One of the main features of the property is the Detached Double Garage with twin electric roller doors, ample storage space and further loft storage space.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band D - payable 2024/25 £

Water and drainage - rates are payable/metered supply

### Tenure & possession

Freehold - vacant possession on completion.

### Directions

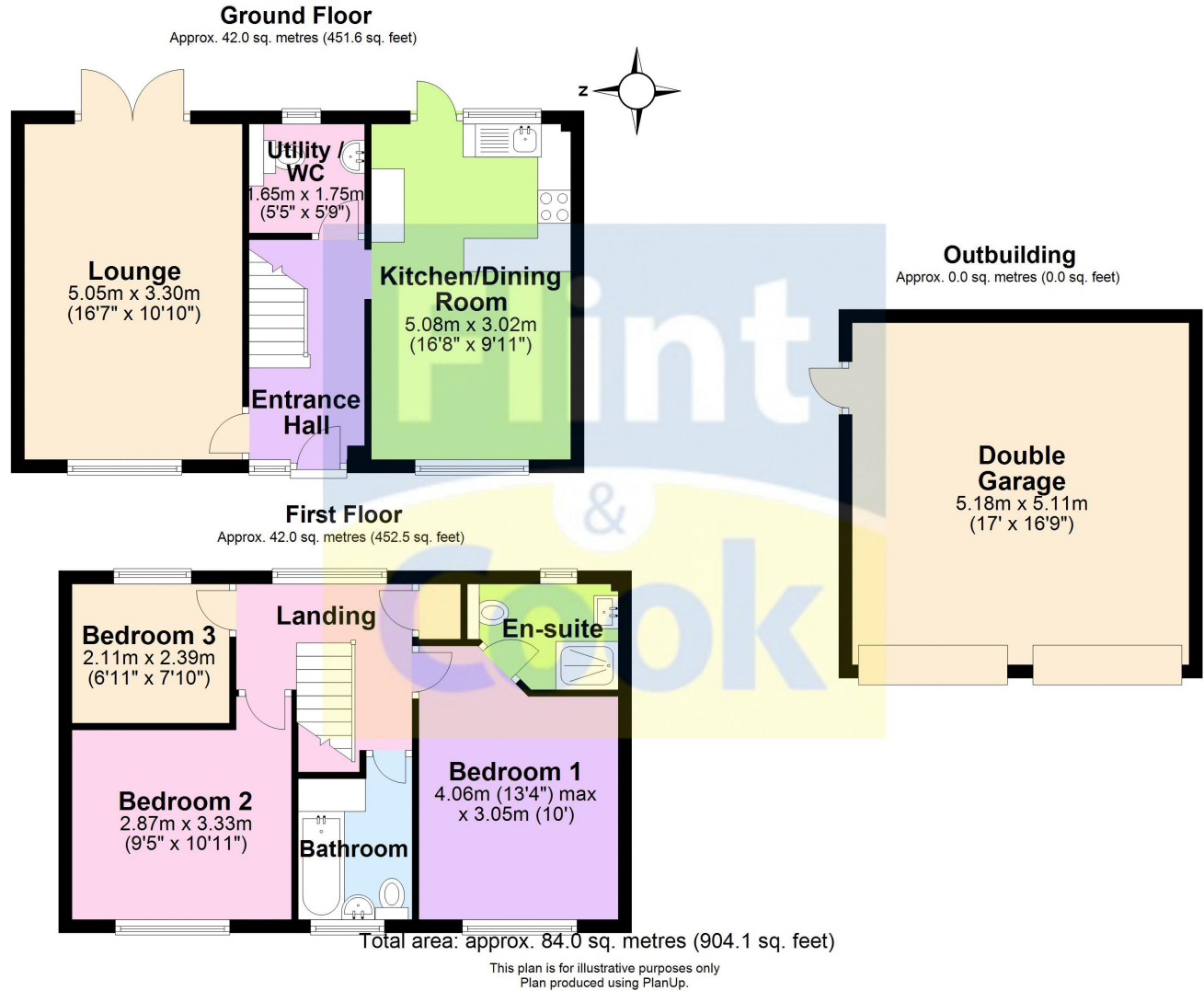
Proceed north out of Hereford on the A49 and turn left at the Starting Gate public house onto the Roman Road. After approximately 1/2 mile turn left into Kempton Avenue, and after a further 1/2 mile Bangor close is on the right-hand side.

### Viewing

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

### Money laundering regulations

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



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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	<b>A</b>		94	98
(81-91)	<b>B</b>			
(69-80)	<b>C</b>			
(55-68)	<b>D</b>			
(39-54)	<b>E</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				