

FOR
SALE



47 Brighton Grove, Bobblestock, Hereford HR4 9TS

£170,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a one bedroom end of terrace bungalow offering ideal retirement accommodation and being sold with the added benefit of no onward chain. The property comprises a spacious lounge/dining room, fitted kitchen, shower room, bedroom and conservatory. The property also benefits from front and rear gardens, allocated parking, gas central heating and double glazing. A viewing is highly recommended.

POINTS OF INTEREST

- *Semi detached bungalow*
- *Ideal for retirement*
- *No onward chain!*
- *One bedroom bungalow*
- *Must be viewed!*
- *End of terrace*



ROOM DESCRIPTIONS

Ground floor

Canopy entrance porch and upvc door into

Spacious lounge/dining room

With fitted carpet, radiator, recess spotlights, double glazed window to the front aspect and window to the side, ample space for both dining and living and opening into the

Kitchen

With fitted wall and base units, ample work surface space, sink and drainer unit, freestanding cooker, under counter space for washing machine and larder fridge, recess spotlight, tiled floor.

Inner hallway

With fitted carpet, ceiling light point, loft hatch and doors to

Shower room

With fitted corner shower cubicle, pedestal wash hand basin, low flush w/c, airing cupboard housing the gas central heating boiler and fitted shelving.

Bedroom

With fitted carpet, radiator, built in wardrobes with hanging rails and fitted shelving, window and door leading out to the

Conservatory

With fitted carpet, light and power points, fitted base units with work surfaces over, double glazed windows and sliding door out to the rear garden.

Outside

To the front, an iron gate opens onto a low maintenance front garden laid to patio enclosed by fencing with access to the side store leading to the rear. To the rear a low maintenance garden laid to patio enclosed by fencing with a border of ornamental shrubs. There is a rear access door to the side store with light and power.

Directions

Proceed west of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms Road, after approximately one mile take the right turn onto Sandown Drive and the first left onto Kempton Avenue, follow the road around to the right and then take the right hand turn signposted for Brighton Grove and follow the road round to the right and the property is the last bungalow situated on the left hand side.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band A Amount payable £1,633

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

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

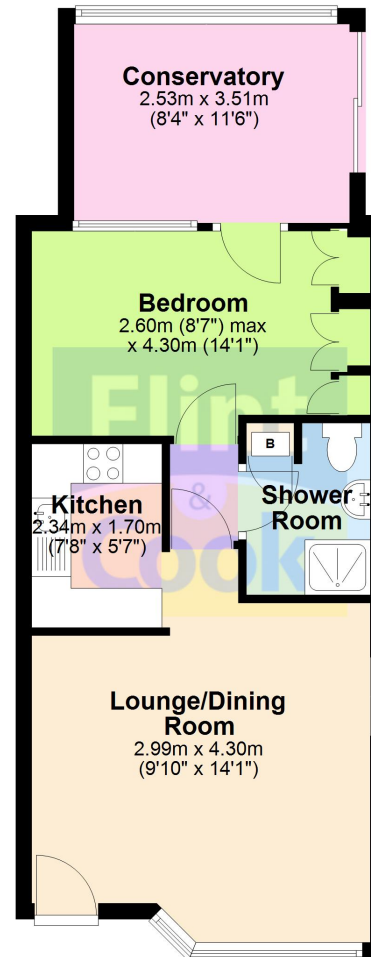
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.3 sq. feet)

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