

FOR
SALE



9 Bardolph Close, Hereford HR2 7QA

Offers £245,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, 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, garage and driveway, private rear garden and to fully appreciate its potential we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *2 Bedroom detached bungalow*
- *Large Conservatory*
- *Garage & driveway*
- *Ideal for retirement*
- *No onward chain*



ROOM DESCRIPTIONS

Double glazed entrance door through to the

Entrance Porch

With double glazed windows, tiled floor and double glazed door to the

Entrance Hall

With a useful built-in store cupboard and door to the

Living Room

A light and airy room with large double glazed window to the front aspect, radiator, double glazed window to the side, coved ceiling, feature fireplace with hearth, display mantel and gas coal-effect fire.

Fitted Kitchen/Breakfast Room

With 1½ bowl sink unit with pot washer style mixer tap over, range of wall and base cupboards, worksurfaces, radiator, space for breakfast table, double glazed window to the front aspect, space for appliances, door to the Living Room and double glazed door to the

Large Conservatory

Of uPVC construction with tiled floor, radiator, power points, double doors to the rear garden, opening window vents, recessed spotlighting, feature ceiling and internal door to the garage.

Inner Hallway

With access hatch to loft space and door to

Bedroom 1

Radiator, double glazed window to the rear with vertical blinds, built-in double wardrobe with overhead storage.

Bedroom 2

Radiator, double glazed window to the rear with vertical blinds, built-in double wardrobe with overhead storage.

Bathroom

Suite comprising P-shaped bath with shower unit over, vanity wash hand-basin, low flush WC, ladder style towel rail/radiator, double glazed window and partially tiled wall surround.

Outside

To the front of the property there is a lawned garden with a drive to the side providing off-road parking leading down to the GARAGE with up-and-over door, power and light points, space and plumbing for washing machine, tumble dryer and internal door to the Conservatory. To the rear of the property there is a lawned garden, enclosed by fencing to maintain privacy.

Services

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

Outgoings

Council tax band C - payable 2023/24 £1957.66.

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

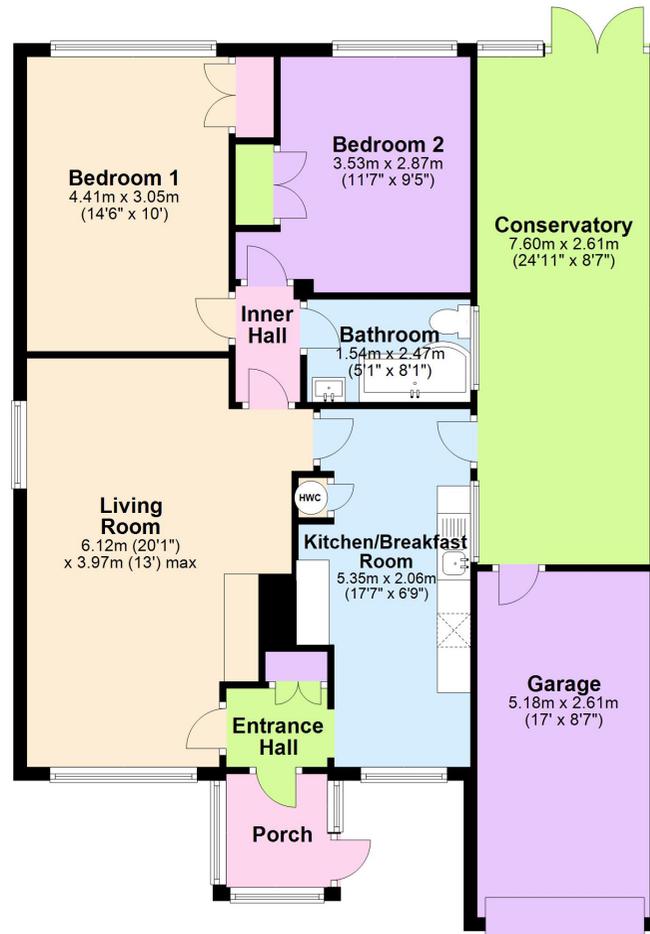
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed south out of Hereford City on the A49 Ross Road and after passing The Broadleys public house, take the 2nd turning on the right into Mayberry Avenue, 1st left into Marlbrook Road. Continue into Beaufort Avenue, taking the 1st left into Bardolph Close. What3words - seat.matter.fits

Floor Plan

Approx. 108.6 sq. metres (1169.4 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

9 Bardolph Close, Hereford

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