

FOR  
SALE



1 Walton Close, Hereford HR2 6BJ

£225,000 - Freehold

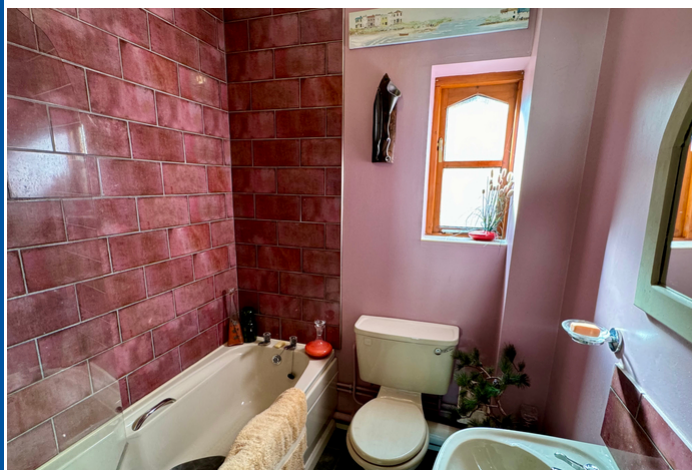
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this popular residential location and a short distance from the the City centre, a 1 bedroom bungalow offered For Sale with no onward chain. The property, which is ideal for retirement accommodation has the added benefit of gas central heating, driveway parking, carport and Hereford City centre is within easy reach and there is also a range of facilities nearby including mini-supermarket and takeaways, primary school, Asda supermarket, riverside walks and daily bus services.

## POINTS OF INTEREST

- *1 Bedroom bungalow*
- *Popular residential location*
- *Short distance from the City centre*
- *Ideal for retirement*
- *Driveway parking*
- *No onward chain*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

Wooden entrance door into the

### Entrance Hallway

Wooden flooring, radiator, loft hatch, gas central heating thermostat, useful storage cupboard with fitted shelving and radiator, further useful storage cupboard with coat-hanging and doors to the

### Lounge/dining room

Wooden flooring, radiator, double glazed window and double glazed French doors leading out to the rear garden and coal-effect gas fireplace.

### Bedroom

Fitted carpet, radiator and double glazed window.

### Bathroom

Suite comprising panelled bath, low flush WC, pedestal wash hand-basin, mains fitment shower over bath with tiled surround, radiator, tiled floor and wooden double glazed window.

### Kitchen

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit, 4-ring gas hob with electric oven and extractor over, integrated washing machine, integrated fridge, radiator, tiled floor, wooden double glazed window and uPVC double glazed door.

### Outside

The property has 2 gardens, 1 to the left and 1 to the right. To the left, a paved pathway leads to a small patio area and the garden has an array of plants, shrubs and ornamental trees. A pathway leads round to the rear of the property where there is a useful outside tap and rear access door. The pathway continues round to the small courtyard garden with a paved patio area, outside timber shed and further plants, shrubs and ornamental trees. There is also a tarmac driveway with parking for 2 vehicles and CARPORT.

### 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 - rates are payable/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

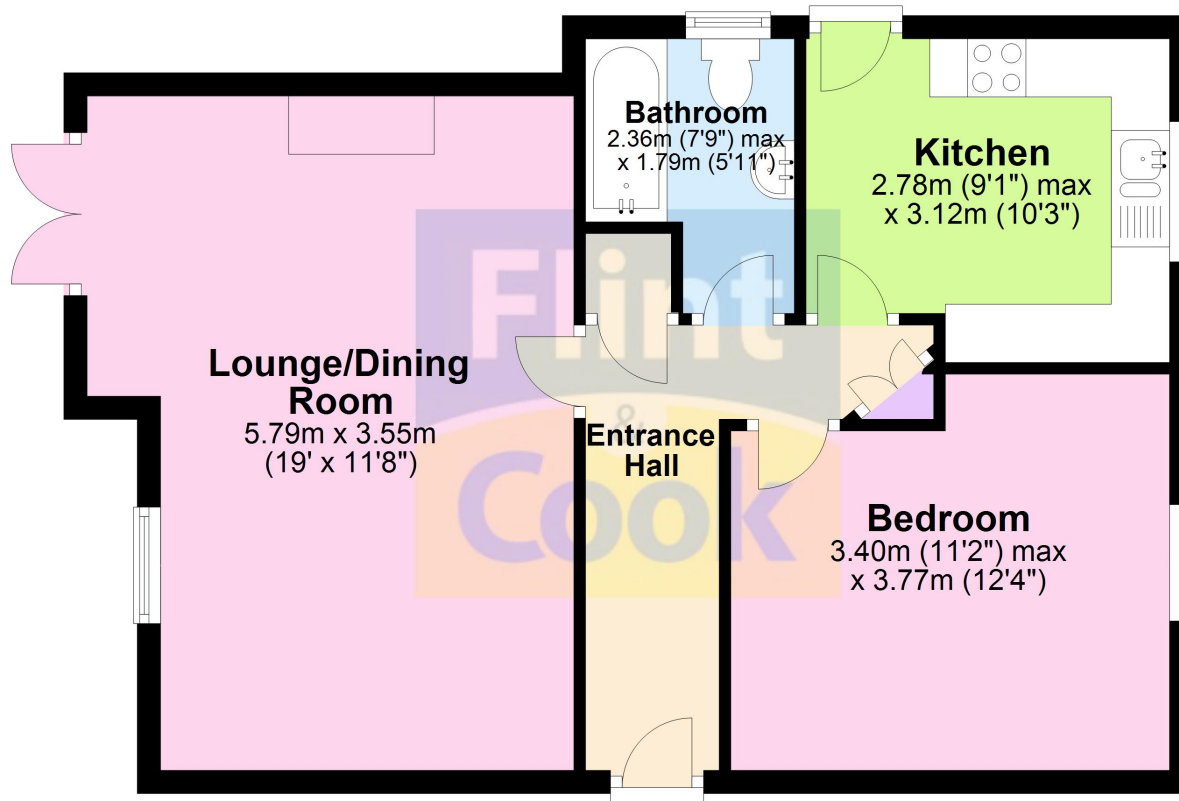
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

What3words - scans.roof.actors

# Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



Total area: approx. 54.3 sq. metres (584.4 sq. feet)

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

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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>	
(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		
	67	85
England, Scotland & Wales		