

FOR  
SALE



10 Bridgford Close, Kings Acre, Hereford HR4 0QX

£315,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in a highly sought-after location, an impressive 2/3 bedroom detached property offering ideal retirement accommodation. The property, which has undergone major improvements recently, has gas central heating, double-glazing, newly fitted carpets, new kitchen, bathroom and en-suite, private rear garden, and we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Impressive 2/3 bedroom detached property*
- *Newly fitted kitchen*
- *Newly fitted shower room and en-suite*
- *Ideal for retirement*
- *No onward chain*
- *Enclosed rear garden*
- *Garage, off-road parking*



## ROOM DESCRIPTIONS

### Reception hall

Approached through uPVC door, newly fitted carpet, upright radiator, understairs store cupboard, carpeted staircase to first floor, door to

### Lounge

A light and airy room with newly fitted carpet, 2 upright radiators, windows to front and side with vertical blinds, wall mounted electric fire, range of wall and centre lights.

### Dining room/bedroom 3

Newly fitted carpet, radiator, window overlooking the rear garden.

### Kitchen

Recently re-fitted with range of base and wall units, 1 1/2 bowl sink unit with mixer tap, solid wood worksurfaces with splashbacks, easy to maintain flooring, feature spotlighting, space with plumbing for washing machine, built-in oven with 4-ring gas hob and extractor hood, windows to side and rear, space for upright fridge/freezer, partially double-glazed door to the outside, upright radiator.

### Shower room

Newly fitted suite comprising large shower with rainwater-style shower head and glazed sliding doors, vanity wash hand basin with storage below, low flush WC, tiled floor, ladder-style towel rail/radiator, 2 windows.

### First floor landing

Skylight, eaves store cupboard.

### Bedroom 1

Newly fitted carpet, radiator, window to rear, eaves store cupboard, en-suite WC with low flush cistern and vanity wash basin with storage below.

### Bedroom 2

Newly fitted carpet, radiator, window to front.

### Outside

To the front of the property there is an attractive lawned garden with driveway to the side providing off-road parking and leading to the Garage with up-and-over door, light, power, ample storage space, wall-mounted central heating boiler, door to rear garden.

To the immediate rear of the property there is a paved patio area leading to the remainder of the garden, which is laid to lawn enclosed by hedging and fencing to maintain privacy. Useful side access. Outside tap.

### Directions

Proceed west out of Hereford along Whitecross Road taking the 2nd exit at the Monument roundabout onto Kings Acre Road. Take the 1st turning left (cutting back on yourself) and then immediately right into Bridgford Close.

### Services

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

### Outgoings

Council tax band D payable 2024/25 £2307.34. Water and drainage - metered supply.

### Viewing

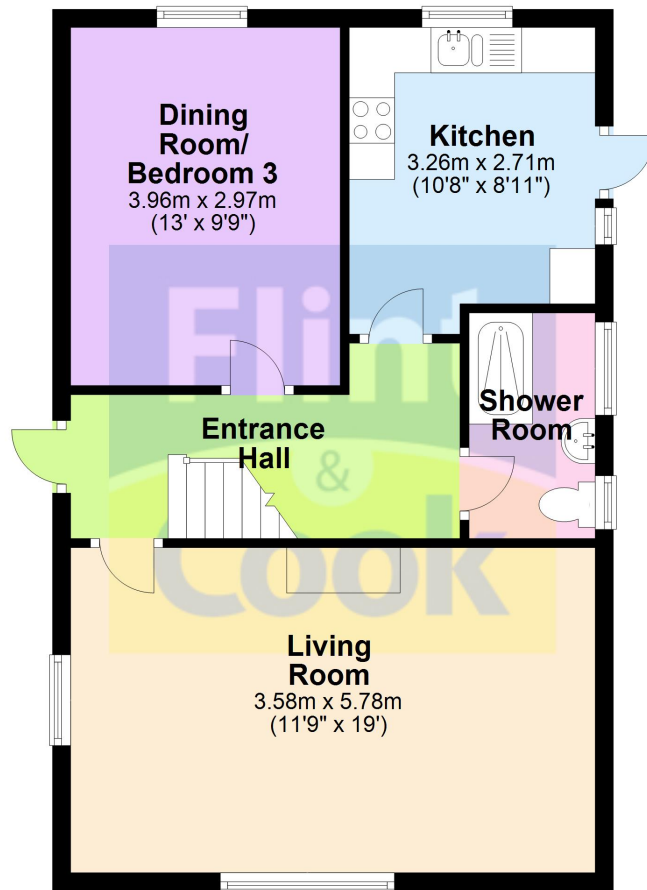
Strictly by appointment through the Agent Flint & Cook (01432) 355455.

### Money laundering regulations

Prospective purchasers must provide photo identification, address verification and proof of funds at the time of making an offer.

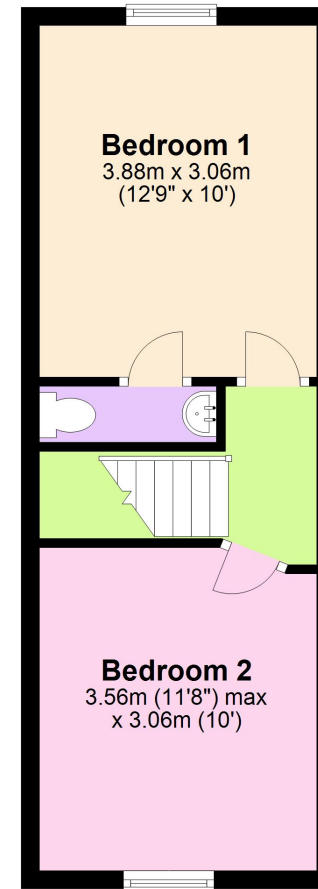
## Ground Floor

Approx. 53.7 sq. metres (577.7 sq. feet)



## First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 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> |                         | <b>82</b> |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>56</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 |           |