

FOR
SALE



2 Bridle Road, Kings Acre, Hereford HR4 0PP

£315,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after location, an impressive 3 bedroom detached house offering ideal family/retirement accommodation. The property which is in excellent decorative order throughout has the added benefit of gas central heating, air conditioning and double glazing, modern kitchen and bathrooms, easy to maintain gardens, garage and carport and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought-after location*
- *Impressive 3 bedroom detached house*
- *Modern fitted kitchen & bathroom*
- *Easy to maintain garden*
- *Air conditioning*
- *Ideal for a family/retirement*
- *Reverse cycle cooling heating system*
- *Must be viewed!*



ROOM DESCRIPTIONS

Double glazed side entrance door through to the

Spacious Reception Hall

Feature flooring, carpeted staircase to the first floor, central heating thermostat, radiator, coat hooks laminate flooring and door to the

Downstairs Cloakroom

Low flush WC, corner wash hand basin with storage below tiled splash back and mirror over, radiator, double glazed window with blind and laminate flooring.

Lounge

With radiator, large double glazed window to the front aspect with vertical blinds enjoying a pleasant outlook, decorative wall, air conditioning unit, useful understairs store cupboard, open plan access to the

Kitchen/Dining Room.

Dining Area

With laminate flooring, radiator, decorative wall, double glazed sliding patio door to the rear.

Kitchen Area

Comprehensively fitted with a range of wall and base units, ample work surfaces with tiled splashbacks, laminate flooring, 1½ bowl sink unit with mixer tap over, double glazed window with blind overlooking the rear garden, eye level glass display cabinet, under cupboard lighting, built in oven and 4 ring gas hob with cooker hood over, space and plumbing for washing machine, integrated refrigerator.

First Floor Landing

With fitted carpet, access hatch to loft space, built-in store/airing cupboard with shelving.

Bedroom 1

With fitted carpet, radiator, double glazed window overlooking the rear garden, air conditioning unit, built-in double wardrobe and decorative wall.

Bedroom 2

With fitted carpet, radiator, air conditioning unit, double glazed window to the front aspect enjoying a pleasant outlook, decorative wall and built-in wardrobe.

Bedroom 3

With fitted carpet, radiator, double glazed window, air conditioning unit, double glazed window to the front aspect enjoying a fine outlook and built-in wardrobe.

Bathroom

Modern suite comprising panelled bath with shower unit over and glazed screen, vanity wash hand-basin with storage below, low flush WC, laminate flooring, ladder style towel rail/radiator, double glazed window with blind.

Outside

The front garden has been landscaped for easy maintenance with the driveway to the side providing off road parking facilities and leading down through the carport to the

Garage

With up-and-over door, power and light points, ample storage space, wall mounted central heating boiler and personal door to the rear garden.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space leading onto the remainder of the garden which has been landscaped for easy maintenance and is all well enclosed by high fencing to maintain privacy with a useful outside tap, side access gate and store shed.

Services

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

Outgoings

Council tax band D - £2,428.86 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city on the Whitecross Road taking the 2nd exit at the monument roundabout onto King's Acre Road. After approximately 1/2 a mile turn left into Huntsmans Drive and then left into Bridle Road.

Viewings

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

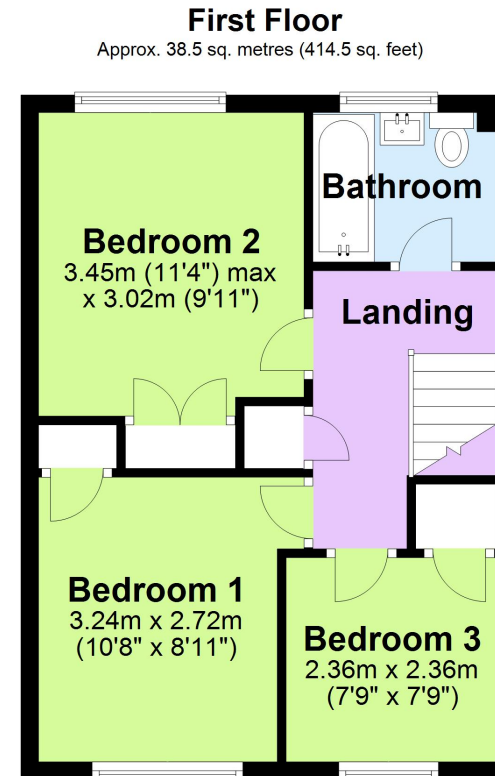
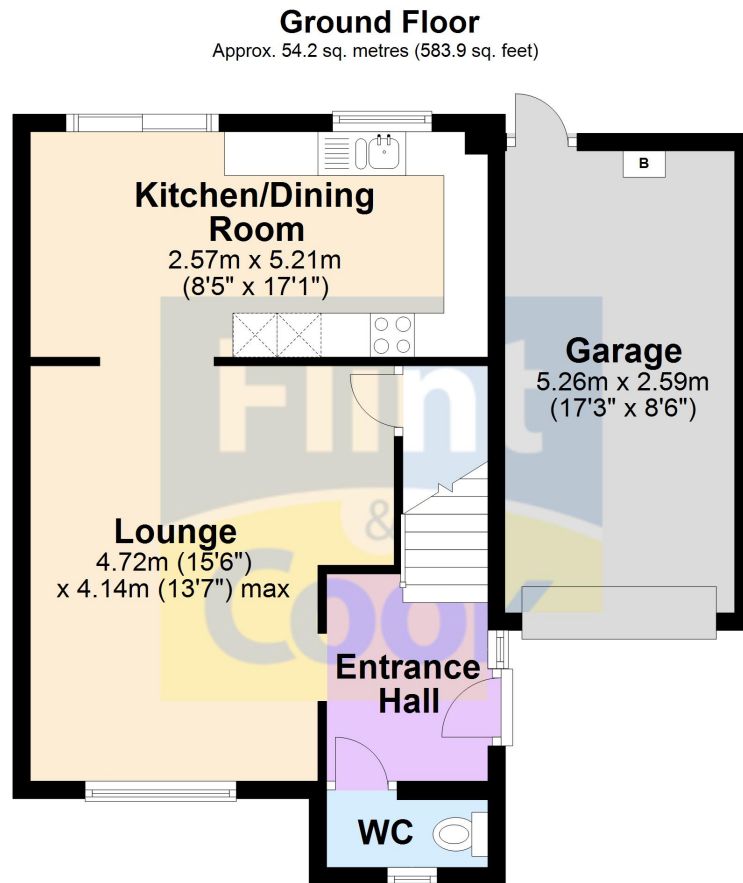
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		