

FOR  
SALE



32 Highgrove Bank, Hereford HR1 2TA

£265,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location a 3 bedroom end terraced property offering ideal first time buyer accommodation. The property is situated a short walk from Hereford City Centre, Hereford County Hospital, Hereford Further Education College, Hereford train station and the River Wye. The property also has the added benefit of driveway parking, garage, gas central heating, double-glazing and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *3 Bedrooms*
- *Popular residential location*
- *Ideal for first time buyer*
- *End terraced house*
- *Parking and garage*
- *Gas heating/double glazing*
- *Well presented must be viewed*



## ROOM DESCRIPTIONS

### Entrance Porch

with uPVC double-glazed door, tiled floor, double-glazed windows and double-glazed door leading to

### Entrance Hall

with wooden flooring, radiator, fuse-board, carpeted stairs leading up and door to

### Living Room

with wooden flooring, radiator, double-glazed window to front aspect, two understairs storage cupboards and archway leading to the

### Kitchen/Dining Room

fitted with base units and work surfaces, stainless steel sink and drainer unit, space for free standing fridge/freezer and under counter space for dishwasher, two double-glazed windows with rear aspect, double-glazed door to garden and radiator.

### First Floor Landing

with fitted carpet, radiator, double-glazed window to rear, loft hatch and door to

### Bedroom 1

with fitted carpet, radiator, double-glazed window to front and bulk-head.

### Bedroom 2

fitted carpet, radiator and double-glazed window to front.

### Bedroom 3

fitted carpet, radiator and double-glazed window to rear.

### Shower Room

with corner shower cubicle with electric fitment over and panel surround, pedestal hand wash basin with tiled splashback, low-flush WC, radiator, double-glazed window and ceiling light point.

### Outside

A tarmac driveway provides off-road parking for several vehicles leading to the front door and with access to the up and over garage door. To the side there is a border of mature flowers and shrubbery and to the rear a paved patio provides access to the personal door to the garage, the garden is tiered with an array of mature plants and shrubbery with steps leading to a private patio area perfect for entertaining. The garden is enclosed by fencing.

Garage with up and over door to front, electric and light with space and plumbing for washing machine.

### Services

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

### Outgoings

Council tax band C payable for 2024/25 £2050.97. Water and drainage are payable.

### Tenure & possession

Freehold with vacant possession on completion.

### Directions

Proceed east out of Hereford along Bath Street past the Fire Station and continuing left on to Ledbury Road. Pass the first petrol station on the left-hand side and the Rose Gardens on the left, take the left-hand turn into Highgrove Bank, continue for approximately 50 yards and the property will be found in the far corner on the right-hand side as indicated by the Agent's For Sale Board.

### Viewing

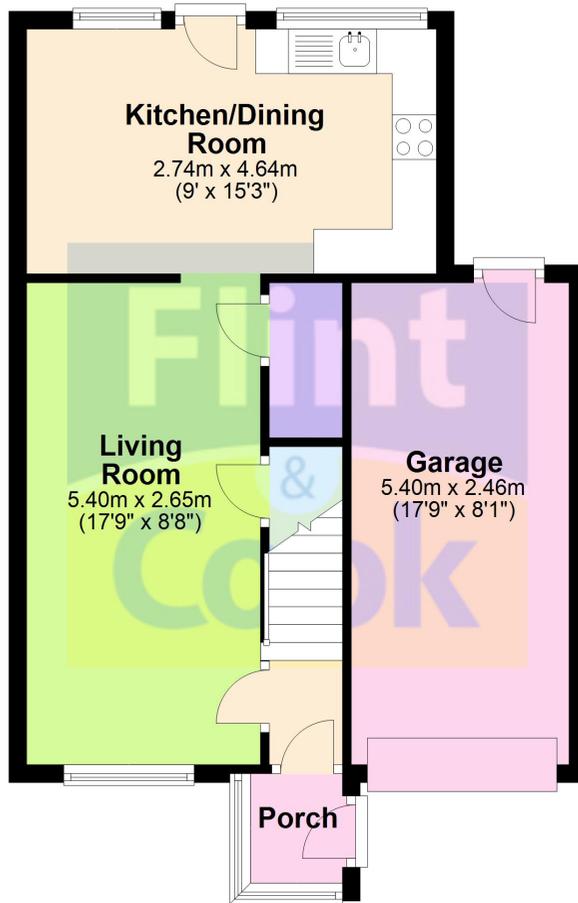
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455,

### Money laundering

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

### Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 80.9 sq. metres (870.8 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		
	66	85
England, Scotland & Wales		