

FOR  
SALE



1 Bardolph Close, Hereford HR2 7QA

£315,000 - 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 a 3/4 bedroom detached house offering ideal family accommodation. The property which is well presented throughout has the added benefit of flexible accommodation comprising of 3/4 bedrooms, 2/3 reception rooms, office space and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *3/4 bedrooms*
- *Ideal family home*
- *Must be viewed*
- *Popular residential location*
- *Driveway parking & garden*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door into

### Entrance porch

With laminate flooring, radiator, ceiling light point, coat hooks, double glazed window and door into

### Entrance hall

With fitted carpet, carpeted stairs leading up, ceiling light point, useful storage cupboard and doors to

### Living room

With fitted carpet, radiator, dual aspect double glazed windows, feature wood burning stove and door into

### Kitchen/dining room

Fitted with matching wall and base units, ample work surfaces, sink and drainer unit. Range style cooker with 7 ring gas hob and electric ovens below with extractor above. Integrated washing machine and dishwasher, space for free standing fridge/ freezer. Laminate flooring, radiator, double glazed window to the rear and double glazed doors into the

### Conservatory

With laminate flooring, power points and double glazed windows and french doors to the rear garden

### Bedroom 4/reception room

A flexible space that could be used as a downstairs bedroom or extra reception room with fitted carpet, double glazed window to the front aspect, built in cupboard with gas central heating boiler and a further storage cupboard

### First floor landing

With fitted carpet, ceiling light point, double glazed window to the side aspect and doors to

### Bedroom 1

With fitted carpet, radiator and double glazed window to the front aspect

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect and loft hatch

### Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect

### Bathroom

Three piece white suite comprising, bathroom panelled bath with mains fitment rainfall shower head over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, radiator, extractor, double glazed window and vinyl flooring

### Outside

To the front of the property a brick paviour driveway provides off road parking for ample vehicles, a good sized area of lawn with two side access gates.

To the rear a paved patio with lean to providing a perfect space to entertain with access to the office pod with double glazed door, windows, light and power, desk and desk chair.

There is a large decked area with steps leading down to a paved patio/pathway and further steps leading to a stoned border. There is an array of ornamental shrubs and bushes and the rear garden is enclosed by a mixture of hedging and fencing. Useful outside power points and tap.

### Directions

Leave Hereford City heading south over Greyfriars bridge, taking the first exit on to Ross Road. Proceed through the first 2 sets of traffic lights and then take the left onto Mayberry Avenue just before the next set of lights and then take the immediate left onto Marlbrook Road. Follow the road around to the Academy and turn left into Beaufort Avenue and then take the left on to Bardolph Close and the property is the first on the left.

### Money Laundering Regulations

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

### Viewings

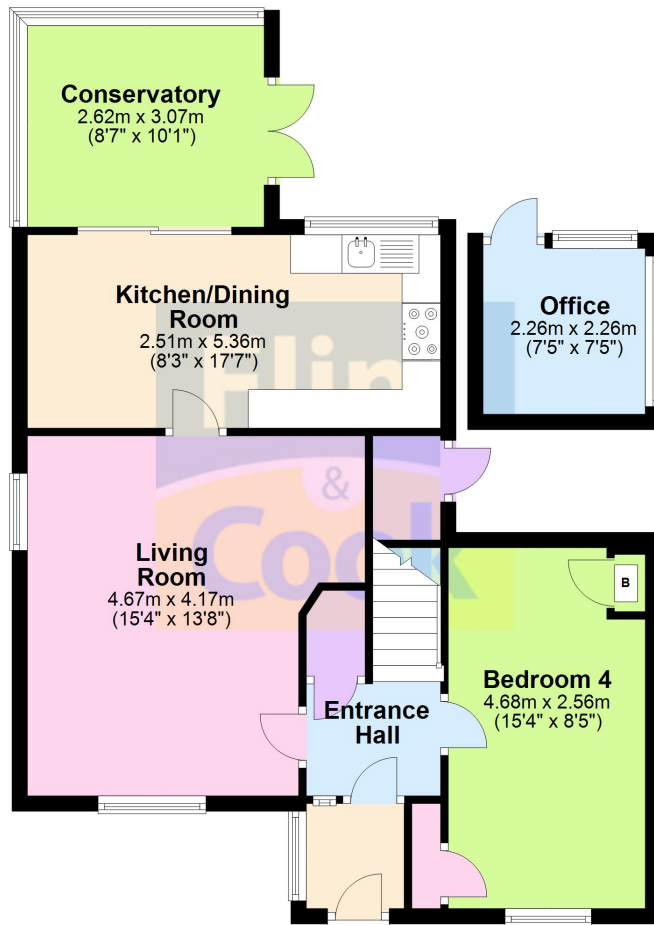
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Services

Mains water & drainage are connected. Council tax band - 'C' amount payable 2024/25 £2050.97

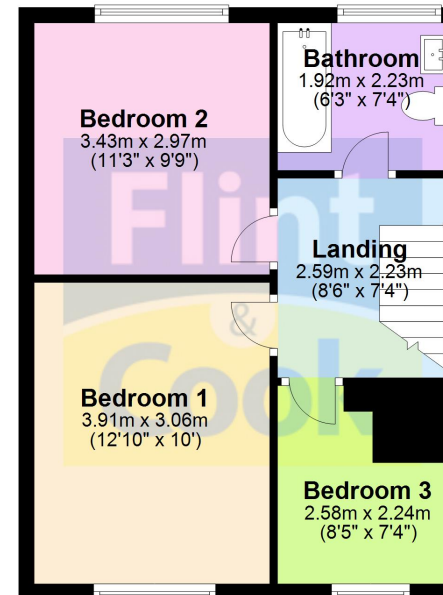
## Ground Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)

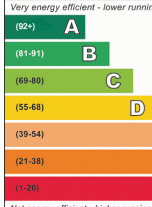
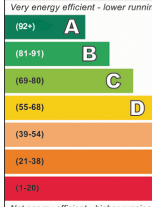


Total area: approx. 107.0 sq. metres (1151.6 sq. feet)

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+)				
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				