

FOR
SALE



Flint
&
Cook

5 Bridle Road, Kings Acre, Hereford HR4 0PP

£175,000 - Freehold

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PROPERTY SUMMARY

This excellent modern terraced house is pleasantly situated in a cul-de-sac location on a sought-after development about 1.5 miles northwest of the Cathedral City of Hereford. Local amenities include various shops, public houses, a bus service, church, squash/tennis club, doctors surgery and primary and secondary schools.

The property was constructed in the mid 1980s and has gas central heating, replacement double-glazing and is ideal for investment, first-time buyers or for retirement, having off-road parking and a good-size rear garden with rear pedestrian access.

The whole is more particularly described as follows:

POINTS OF INTEREST

- *Modern terraced house*
- *Sought-after residential area*
- *1 bedroom accommodation*
- *Gas central heating, double-glazing*
- *Off-road parking*
- *Good-size garden*



ROOM DESCRIPTIONS

Entrance hall

Radiator, window, door to

Living room

Laminate flooring, radiator, central heating thermostat, window to front, understairs storage cupboard, door to

Kitchen

Fitted with range of ash-style base and wall units with worksurfaces and tiled splashbacks, sink unit, plumbing for washing machine, built-in electric oven, 4-ring hob with extractor hood, tiled floor, radiator, window and door to rear garden.

The staircase leads from the entrance hall to the

First floor landing

Hatch to roof space, airing cupboard with gas central heating boiler.

Bedroom

Radiator, window to front, built-in storage cupboard, built-in wardrobe.

Spacious bathroom

Shower bath with electric shower fitment, glass screen, tiled walls, tiled floor, wash hand basin, WC, radiator, window to rear.

Outside

To the front of the property there is a parking area, lawn and pathway.

There is a good size rear garden, which is enclosed by fencing and includes a paved patio, lawn and decked area with garden shed. There is rear pedestrian access.

Services

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

Outgoings

Council tax band A, payable 2024/25 £1538.23. Water and drainage rates are payable.

Directions

From Hereford proceed towards Brecon on the A438 (Whitecross Road) and continue over the roundabout into Kings Acre Road. Pass the Post Office then turn left into Huntsmans Drive and left again into Bridle Road. The property is located on the left-hand side, as indicated by the Agent's FOR SALE board.

Viewing

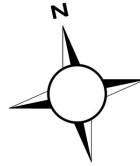
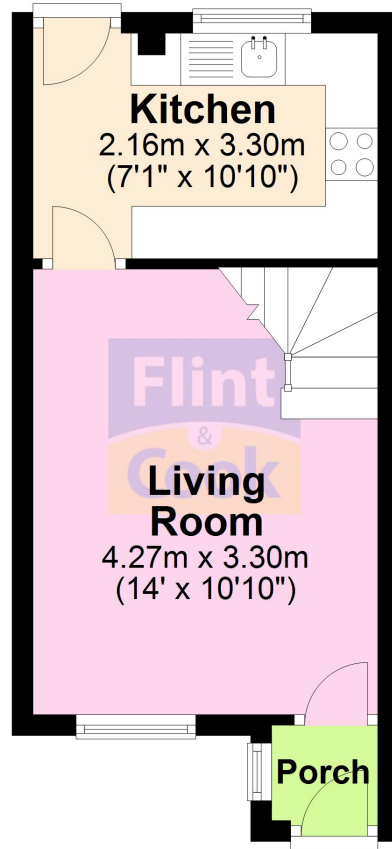
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.

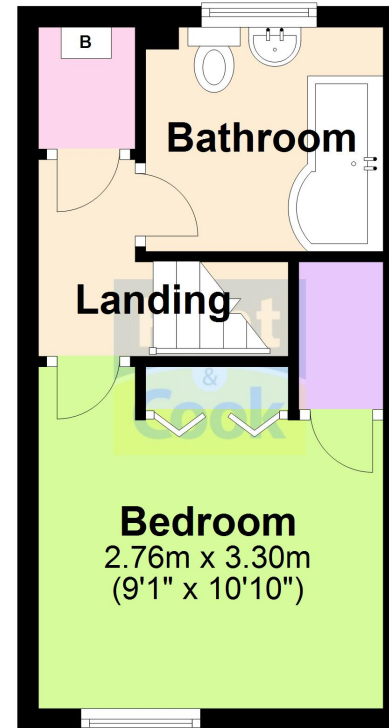
Ground Floor

Approx. 22.6 sq. metres (243.0 sq. feet)



First Floor

Approx. 21.5 sq. metres (231.9 sq. feet)



Total area: approx. 44.1 sq. metres (475.0 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		91
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			