

FOR
SALE



2 Bridle Road, Kings Acre, Hereford HR4 0PP

£325,000 - 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*
- *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.

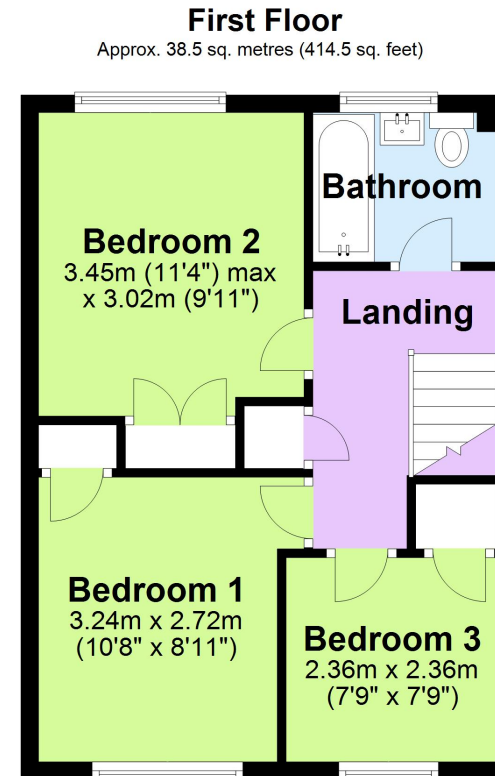
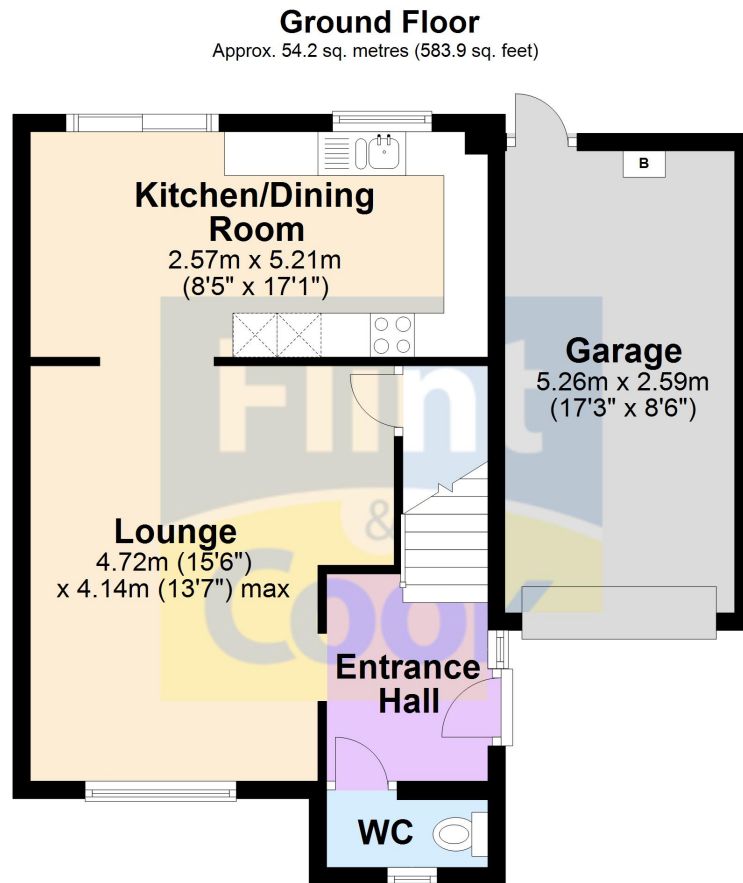
Opening Hours

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)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

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		