

FOR
SALE



2 Pippin Close, Hampton Bishop, Hereford HR1 4JT

£395,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a fantastic 2/3 bedroom bungalow requiring modernisation throughout and being sold with no onward chain.

The property boasts fantastic flexible living accommodation, offering ample space for multi generational living or as a stand alone spacious 2/3 bedroom bungalow. The property requires modernisation throughout but has the added benefit of driveway parking, front and rear gardens, gas central heating and we highly recommend an internal inspection.

POINTS OF INTEREST

- *2/3 Bed bungalow*
- *Requires modernisation throughout*
- *No onward chain!*
- *Driveway parking, garage & gardens*
- *Annexe potential/ Multi generational living*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

Entrance door into

Entrance hallway

With fitted carpet, radiator, smoke alarm, loft hatch, fitted cupboard housing the gas central heating boiler and hot water cylinder with doors into

Living room

With fitted carpet, 4 wall lights, central ceiling light point, 2 double glazed windows and one single glazed window with secondary glazing, double glazed sliding door out to the rear gardens Requires modernisation and coal effect gas fireplace.

Kitchen/Dining area

Dining area with fitted carpet, ceiling light point, double glazed window to the front aspect, two radiators and opening into the

Kitchen area

With fitted wall and base units, ample work surface space, sink and drainer unit, ceiling light, single glazed window with secondary glazing; freestanding cooker, under counter space for fridge and pantry cupboard with space and plumbing for washing machine, fuse box and electric meter and door out to the side porch.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, heated towel rail, electric heater, ceiling light point, double glazed window and fitted carpet.

Bedroom 1

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect and ceiling light point with door leading into the annexe.

Annexe kitchen

With fitted wall and base units, ample work surface space, sink and drainer unit, space for freestanding cooker, under counter space for fridge, ceiling light point, radiator, fitted carpet and opening into

Dining area

With fitted carpet, radiator, single glazed window with secondary glazing to the front, door to the front aspect, built in storage cupboard and ceiling light point.

Living/bedroom space

With fitted carpet, ceiling light point, two wall lights, radiator, double glazed window and double glazed sliding doors out to the rear garden with door into

Shower room

With fitted shower cubicle, low flush w/c, pedestal wash hand basin, tiled surround, fitted carpet, ceiling light point, radiator and double glazed window.

Side porch

With door to the front, ceiling light, door to the rear garden and doors into

Garage

With tiled floor, electric points, electric up and over door to front and opening into the side lean to with plenty of storage.

Toilet

With vinyl floor, ceiling light point, tap and low flush w/c.

Office space

With fitted carpet, electric points and ceiling light point, pedestal wash hand basin with tiled splash back, single glazed window out to the rear and bi-folding door into the

Conservatory

With tiled floor, electric points, double glazed windows and French doors out to the rear garden.

Outside

To the front of the property two concrete driveways providing off road parking with iron gates opening out. A separate iron gate provides access to the concrete pathway leading to the front door. There is access to the up and over garage door. The remainder of the front garden is laid to lawn and enclosed by brick walking and hedging.

To the rear a large garden mostly laid to lawn with an array of ornamental shrubs and plants. There is a paved patio area with pathway leading to an outside storage shed with power points attached, greenhouse and one large fish pond with electric pump. The rear garden is enclosed by hedging and fencing.

Directions

Proceed out of Hereford onto Hampton Park Road, continue along this road heading into the village of Hampton Bishop, proceed past the Bunch of Carrots and take the left hand turning onto Rectory Road and take the first left turning onto Pippin Close and the property is situated on the left hand side.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Tenure & Possession

Freehold - vacant possession on completion.

Services

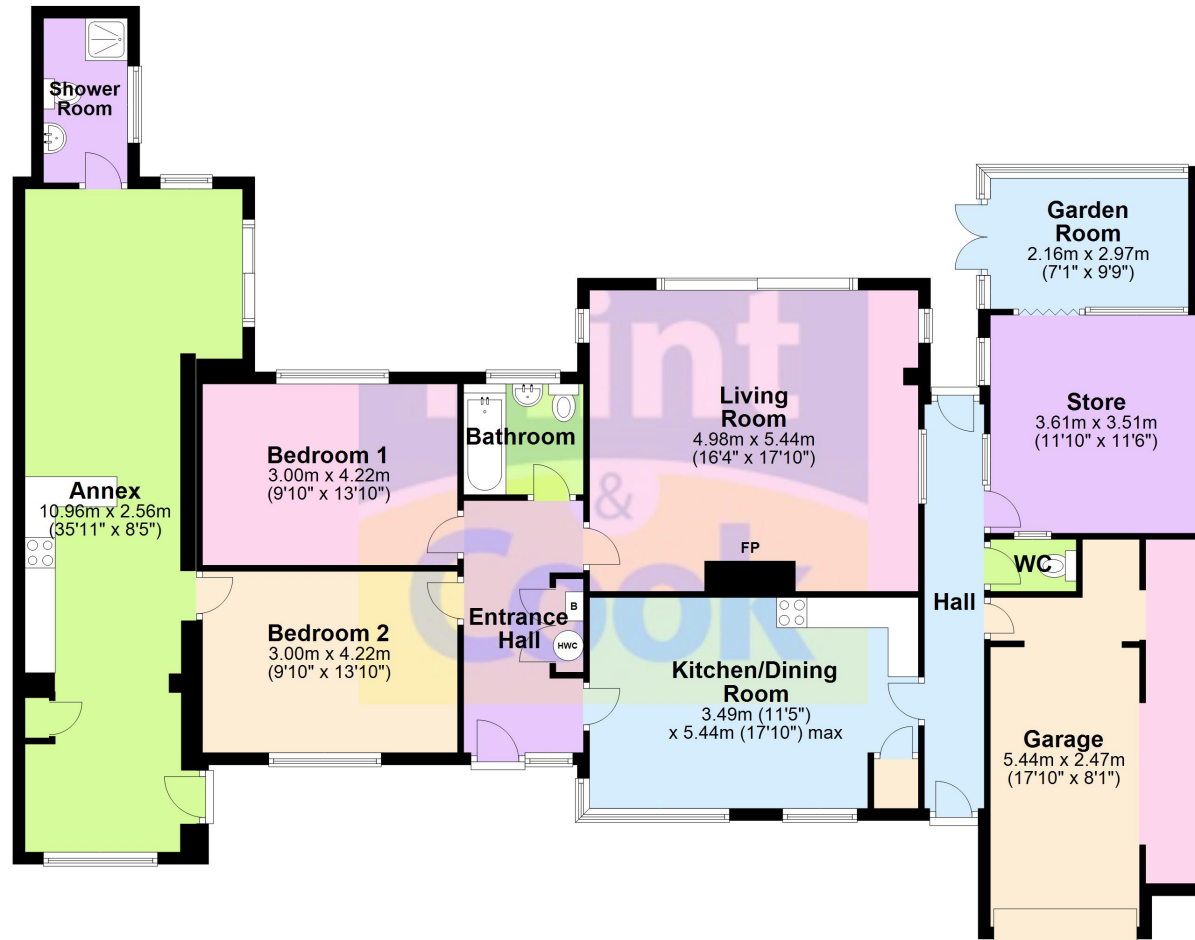
All mains services are connected. Gas fired central heating.

Outgoings

Council Tax Band 'D' Amount payable £2,330

Water and drainage are payable.

Ground Floor
Main area: approx. 85.5 sq. metres (920.6 sq. feet)
Plus annex, approx. 37.4 sq. metres (402.2 sq. feet)
Plus garage/outbuildings, approx. 48.7 sq. metres (524.5 sq. feet)



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Plus garage/outbuildings, approx. 48.7 sq. metres (524.5 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		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		55
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	