

FOR  
SALE



7 Bishopstone Road, Hereford HR4 0RT

£280,000 - Freehold

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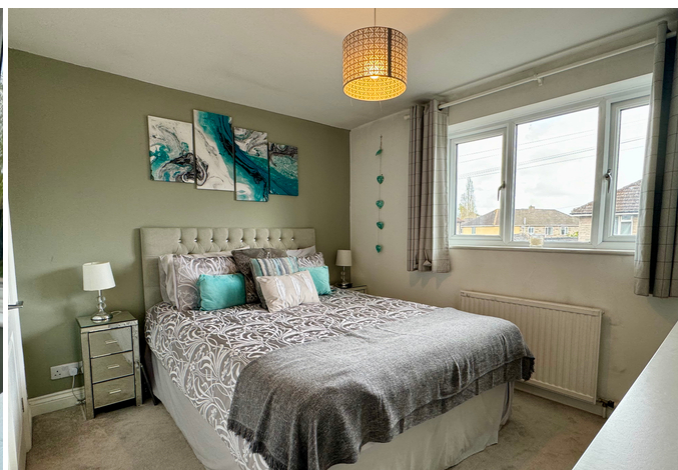


## PROPERTY SUMMARY

Situated in this popular residential location, a well presented 3 bedroom semi-detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, off-road parking with electric car-charging point, garage and enclosed rear garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *3 Bedroom semi-detached house*
- *Popular residential location*
- *Ideal first-time buyer/small family accommodation*
- *Off-road parking*
- *Gas central heating & double glazing*
- *Well presented throughout*
- *Enclosed rear garden and garage*



## ROOM DESCRIPTIONS

A modern composite front entrance door leads into the

### Reception Hall

Tiled floor, carpeted staircase leading to the first floor with useful double understairs storage cupboard and 3 further understairs storage cupboards, radiator, central heating thermostat, alarm and doors into the

### Kitchen/Dining room

Kitchen fitted with matching wall and base units and ample wood-block worksurfaces with tiled surround, composite 1½ bowl sink and drainer unit with mixer tap over, Range-style cooker with 5-ring gas hob, electric oven and extractor over, integrated appliances to include dishwasher and washing machine and space for a free-standing fridge/freezer, recessed spotlighting, double glazed window to the rear aspect, ceramic tiled floor, radiator and sliding doors into the

### Conservatory

Tiled floor and double glazed windows and wooden door leading out to the rear garden.

### Living Room

Fitted carpet, double glazed window to the front aspect, feature wood-burning stove with slabbed hearth and solid wood mantel over and radiator.

### First floor landing

Fitted carpet, loft hatch, smoke alarm and doors to

### Bedroom 2

Fitted carpet, radiator and double glazed window to the rear aspect.

### Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect and built-in cupboard housing the Worcester Bosch gas central heating boiler and fitted rail and wooden shelving.

### Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect.

### Bathroom

A modern fitted white suite comprising panelled bath and mains fitment shower over and glass screen, low flush WC, vanity wash hand-basin with cupboard below, part tiled surround, recessed spotlighting, extractor, tiled floor, heated towel rail and opaque double glazed window to the rear aspect.

### Outside

To the front of the property there is a block-paved driveway with parking for several vehicles, enclosed by brick-walling and fencing and there is an electric car-charging point. A side access gate opens into the rear garden where there is a timber garden shed and there is a stone patio area, perfect for entertaining. There is access to the garage with up-and-over door which is now utilised as a WORKSHOP/STORAGE AREA with 2 windows. The remainder of the garden is laid to lawn and enclosed by fencing with a mature Weeping Willow.

### Services

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

### Outgoings

Council tax band C - payable 2024/25 £2050.97

Water and drainage - metered supply.

### Money laundering regulations

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

### Viewing

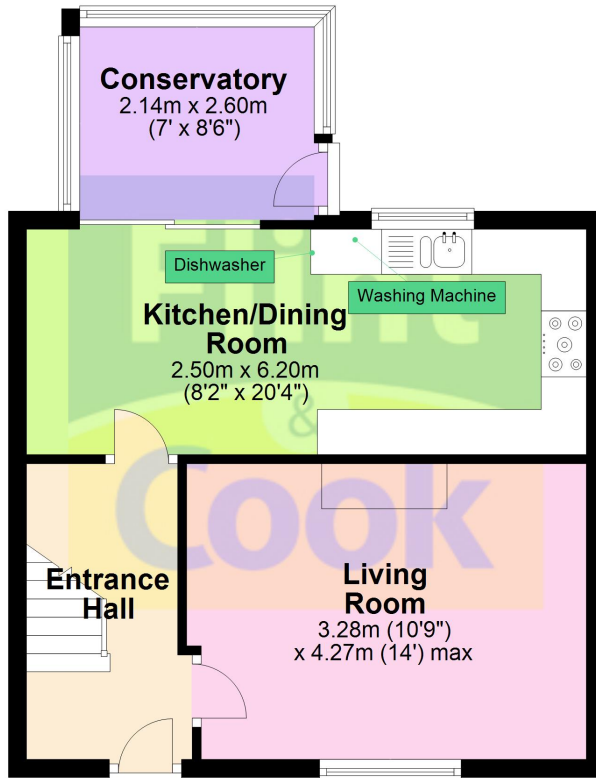
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

From Hereford City centre, proceed west along Whitecross Road taking the right turn before the roundabout, turning immediately left and then immediately right onto Bishopstone Road and the property is located on the left hand side, as indicated by the Agent's FOR SALE board. What3words - bonus.knee.lively

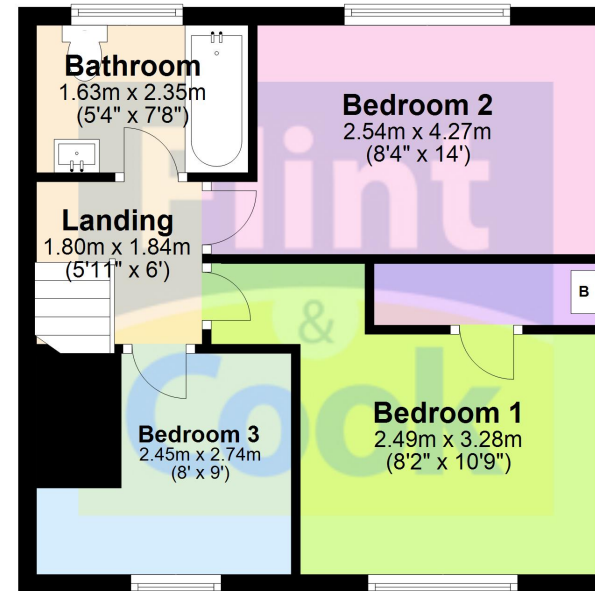
### Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



Total area: approx. 79.5 sq. metres (856.1 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		