



Williams

Williams Estate Agents

Present:

**The Nook
2 Hunderton Road
Hereford, HR2 7AA**

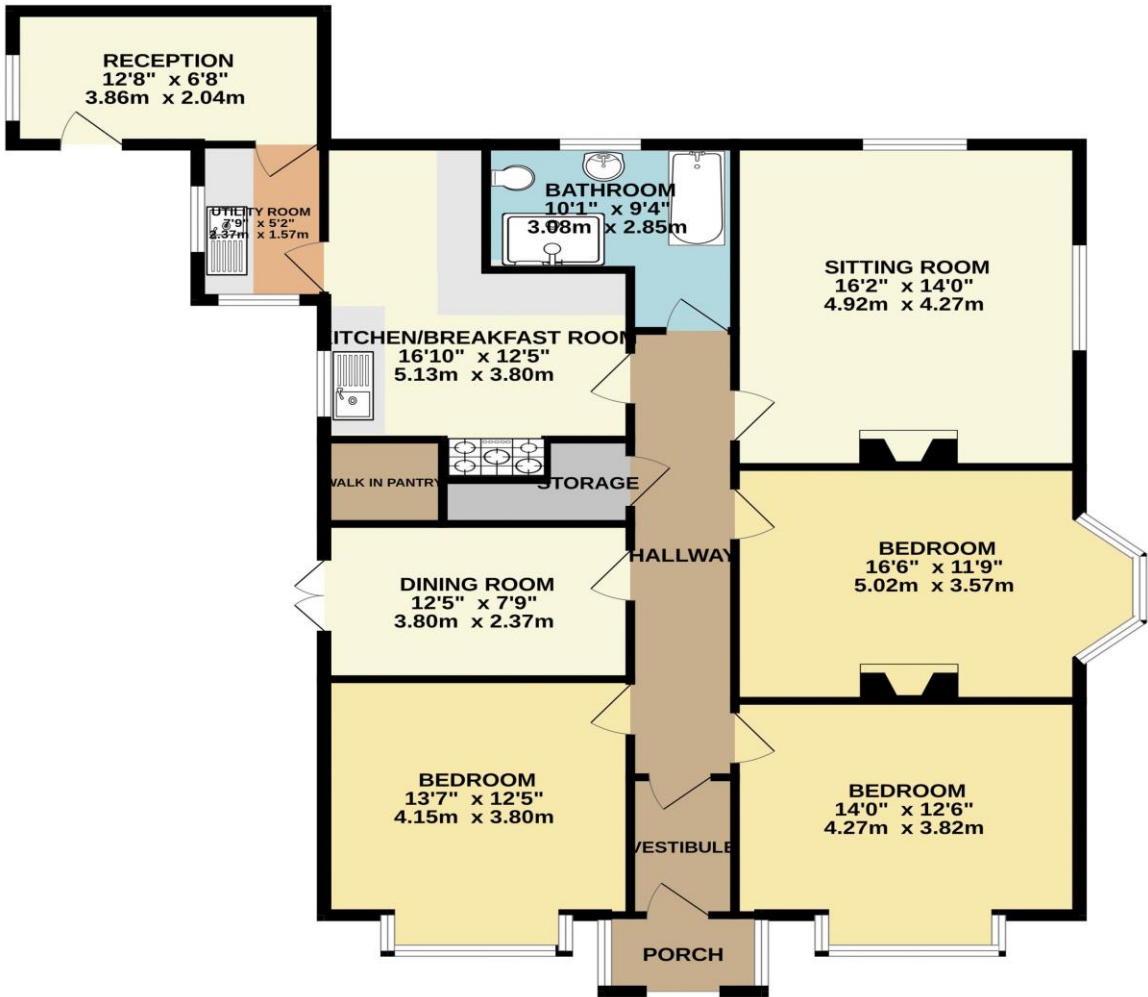
£337,950

Spacious Detached Bungalow - Three Bedrooms / Three Receptions - Presented To A High Standard - Good Sized Gardens - Established Residential Area -

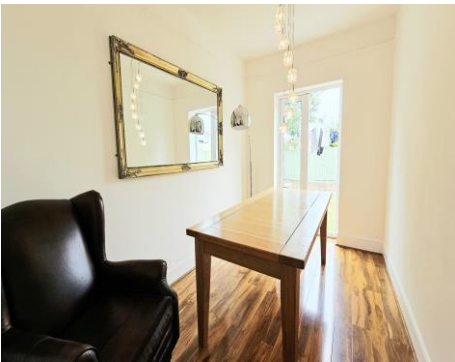
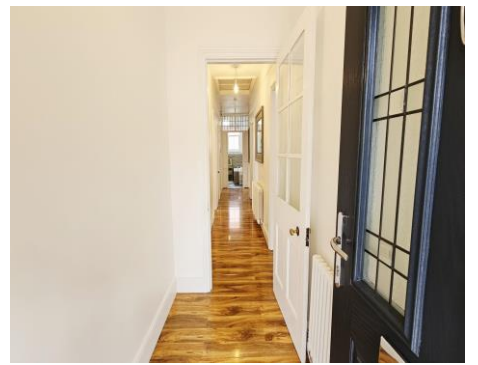
The Nook 2 Hunderton Road, , Hereford, HR2 7AA

The Property: A very well presented, three bedroom detached bungalow located in this established area. The property has been greatly improved, to offer a modern living space with a lovely kitchen/ breakfast room and bathroom with walk in double shower. Benefits include central heating and double glazing, a utility room, garden room, feature fireplaces and open bay windows to a number of the rooms. Externally the gardens are a good size with patio area and lawn, with personal gate leading to driveway and car port. The property in more detail:

GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Entrance Porch

Vestibule

Hallway

With doors off to:

Bedroom

With bay window to front aspect, radiator.

Bedroom

With bay window to front aspect.

Dining Room

With double glazed doors to garden.

Bedroom

With double glazed side bay window, feature fireplace.

Sitting Room

With feature fireplace and burner, twin aspect double glazed windows.

Bathroom

With a white suite comprising, bath, double width shower cubicle, Wc, wash hand basin, double glazed aspect.

Kitchen/Breakfast Room

With a range of base and wall units, worksurfaces, sink, double glazed window, door into walk in pantry, space for Stove, door to:

Utility room

With double glazed window, plumbing for washing machine and space for dryer, sink, door to:

Reception/ Garden Room

With a door leading out on to the patio area, double glazed side aspect.

Exterior

The property is approached over a driveway which leads to a car port and workshop area. A personal gate reveals a good sized lawn with lovely patio area with mature shrubbery. Thinking of Selling? Contact Williams for a free valuation on 01432 277734 or contact@williamsestateagents.co.uk

Please Refer To Floorplan For Approx Measurements

Hereford Office

Free Sales Valuations
Free Mortgage Advice

01432 277734

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

These PARTICULARS are for guidance purposes only. Williams do not survey the property. They do not constitute any part of an offer or contract. All information released by Williams Estate Agents should be confirmed by a solicitor before you exchange contracts.