

for sale

£300,000



## Moor Park Road Hereford HR4 0RR

Located less than two miles from Hereford City Centre, in a popular residential area, sits this charming detached two-bedroom bungalow. The exterior boasts a private stone driveway and garage providing ample parking space. Surrounding the bungalow is a well maintained wrap-around garden. Inside, the bungalow exudes charm, with spacious living areas filled with natural light. The two bedrooms offer built in wardrobes.

# Moor Park Road Hereford HR4 0RR

## Entrance Hall

UPVC door to front, ceiling light point, central heating radiator, storage cupboard and doors giving access to:

## Lounge

11' 4" Max x 9' 9" ( 3.45m Max x 2.97m )

Carpeted throughout, ceiling light point, two wall light points, gas fireplace with marble effect surround, double glazed window to front and double doors leading to the conservatory.

## Conservatory

9' 3" x 9' 11" ( 2.82m x 3.02m )

Ceiling light and fan, central heating radiator, double glazed windows surrounding with fitted blinds and further double doors leading to the patio and garden space.

## Kitchen

9' 10" x 10' 7" ( 3.00m x 3.23m )

Matching wall and base units complimented by roll top work surfaces, chrome one and a half bowl sink and drainer with splash back tiling, integrated appliances include oven, electric hob and cooker hood, with further space for a freestanding fridge/freezer. Ceiling spotlights, double glazed window to front aspect, central heating radiator and a door giving access to the utility room.

## Utility Room

3' 4" x 8' 10" ( 1.02m x 2.69m )

Roll top work surface with space and plumbing for a washing machine underneath, two windows to the rear with a further door leading to the rear patio, with ceiling light point, central heating radiator and housing the central heating boiler.

## Bedroom One

11' 10" x 9' 8" ( 3.61m x 2.95m )

Double glazed window to front, central heating radiator, ceiling light point and built in wardrobes.



## Bedroom Two

9' 10" x 11' 9" ( 3.00m x 3.58m )

Double glazed window to rear, central heating radiator, ceiling light point and built in wardrobes.

## Shower Room

A modern white suite briefly comprising; low level w/c and wash hand basin with built in vanity unit, corner shower cubicle with glass sliding doors, ceiling spotlights, part tiling to walls, central heating radiator and double glazed obscure window to rear.

## Garden

A well maintained wrap-around garden, starting with a stone driveway located in front of the garage and gated from the road. Alongside the driveway, green lawn stretches towards the side of the property, bordered by mature shrubs and hedges. As you approach the rear of the property, you'll find a private and paved patio area with a shed towards the far end offering space for outdoor storage. There is then a further side passage leading back to the driveway.

## Garage

17' 9" x 8' 1" ( 5.41m x 2.46m )

An attached garage with stable doors to front, a further door to the rear, power and lighting throughout.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

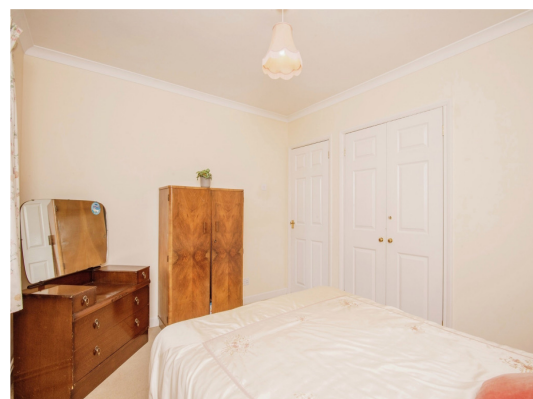
23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER314781 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

**view this property online [connells.co.uk/Property/HER314781](http://connells.co.uk/Property/HER314781)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)