

for sale

£230,000



## Haldon Way Hereford HR4 9XA

A well - presented, two bedroom bungalow located in Bobblestock with garage, off road parking and a low maintenance rear garden. Offered for sale with no onward chain.



# Haldon Way Hereford HR4 9XA

## Entrance Hall

Ceiling light point, storage, radiator and doors to all living areas and bedrooms.

## Lounge

11' 9" x 17' 1" ( 3.58m x 5.21m )

Ceiling light point, radiators, window and door to rear garden.

## Kitchen

7' x 7' 11" ( 2.13m x 2.41m )

Wall and base units with roll top work surfaces, one and a half bowl sink and drainer, integrated oven, gas hob and cooker hood, plumbing for washing machine, space for under counter fridge freezer, double glazed window to rear and ceiling light point.

## Bedroom One

9' 10" x 10' 3" ( 3.00m x 3.12m )

Radiator, double glazed window to front elevation and ceiling light point.

## Bedroom Two

7' 4" x 7' 11" ( 2.24m x 2.41m )

Radiator, double glazed window to front elevation and ceiling light point.

## Bathroom

Corner shower, WC, wash hand basin, radiator, ceiling light point, extractor fan and double glazed obscure window to front elevation.

## Rear Garden

A private and low maintenance garden with Astroturf lawn and fencing at the borders with side gate access to the front.

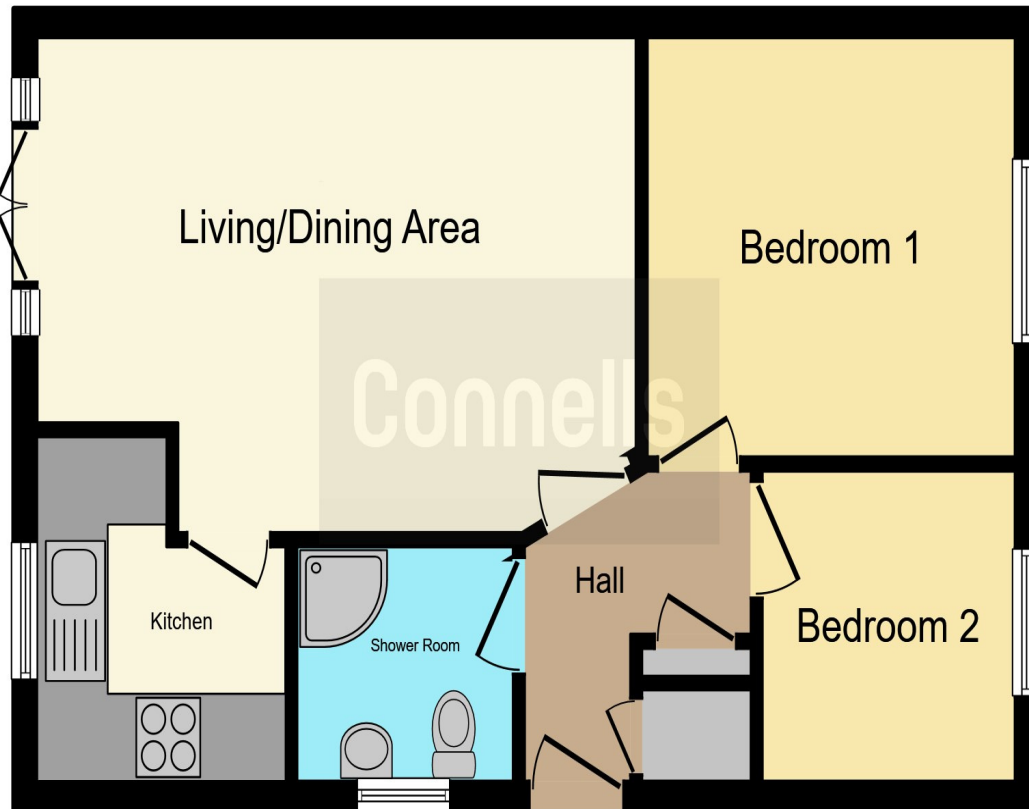
## Garage

Up and over doors to front.









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: HER315436 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/HER315436](http://connells.co.uk/Property/HER315436)**



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)