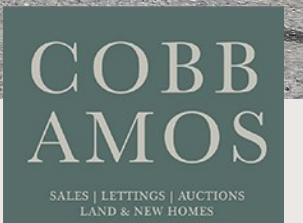




13, Walton Close, Hereford, HR2 6BJ  
Price £250,000





# 13 Walton Close Hereford

A delightful detached bungalow nestled in the corner of this charming cul-de-sac of Walton Close and which offers a perfect blend of comfort and convenience. With two well-proportioned double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Additionally, the bungalow boasts an enclosed low maintenance rear garden, conservatory, off road parking and a detached garage - a valuable asset in this desirable location, allowing for easy access and convenience.

Set in a quiet location, this bungalow has local amenities, parks and transport links nearby, while still being close to the heart of Hereford City. Do not miss the chance to make this charming bungalow your new home.

TO BOOK YOUR VIEWING APPOINTMENT PLEASE CALL 01432-266007

- Detached bungalow
- Two double bedrooms
- Detached garage & parking
- Enclosed low maintenance garden
- Shower room & fitted kitchen
- Gas central heating & double glazing
- Conservatory / Garden room
- Quiet cul-de-sac location

## Material Information

Price £250,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: C (69)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Introduction

A two bedroom detached bungalow with gas central heating and double glazing throughout and the added benefits of off road parking, detached garage and low maintenance gardens to all sides. The double bedrooms both have fitted storage and the shower room has a large walk-in shower, the kitchen is fully fitted and the living accommodation features a good size living room with a conservatory overlooking the garden to the rear.

## Property Description

From the open fronted porch the main entrance door leads to the hallway with a fitted airing cupboard, loft access and doors leading off. The shower room has a tiled floor, large double walk in shower with electric shower, pedestal hand basin and WC all with tiled surround.

Bedroom one features a double glazed window overlooking the rear garden, range of fitted wardrobes, cupboards and shelves with matching chest of drawers and vanity unit. Bedroom two is also a double with double glazed window to the front aspect and full width fitted wardrobes with sliding mirrored doors.

The galley style kitchen has a tiled floor, double glazed window and door out to the rear garden and a range of wall, base and drawer units with a rolled edge worktop and inset 1 1/2 bowl ceramic sink drainer, there is space and plumbing for a gas cooker with extractor fan over, space and plumbing for a washing machine, space for a fridge freezer, breakfast bar and wall mounted Worcester boiler.

At the far end of the hallway is access to the living room which has a double glazed window to the front aspect, wall mounted gas fire and sliding doors to the conservatory which has a tiled floor and overlooks the rear garden with opening windows to either side and access out via sliding doors.

## Garden & Parking

The property is approached via a driveway, providing off road parking, to the detached garage which is accessed by an up and over door to the front and pedestrian door to the side and has power and light. A path leads to the open porch and also gives access to the either side via a metal gate and has borders housing conifers, small trees and flowers. The front is mainly laid to gravel with borders housing shrubs and bushes.

The rear garden is accessed from either the kitchen or the conservatory to a patio area which has steps up to a well stocked rockery border. There is a path which leads to either side of the bungalow and are secured with metal gates to the front where there also can be found further borders. The garden is enclosed by wooden fencing.

## Location

Located just south of Hereford city centre, within walking distance of local amenities which include a range of shops, public house, primary school, hairdressers, co-op and Tesco Express, bus service, King George V playing fields by the swimming baths / leisure centre and gym and lovely rural walks along the river bank.

## Services

All mains services are connected.

Herefordshire Council Tax Band - D

Tenure - Freehold

## Broadband

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	7 Mbps	0.8 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	8000 Mbps	8000 Mbps	Good

Networks in your area - Openreach, Zzoomm

## Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Limited	Limited
Vodafone	Limited	Limited

## Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

## The Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 70.2 sq. metres (755.5 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Directions

Proceed south over the river bridge. At the ASDA roundabout take the first exit onto the Ross Road (A49). At the Broadleys pub traffic lights turn left onto the Holme Lacy Road. After the mini roundabout turn left into Hinton Road and left again into Walton Close where the property is in front of you to the left.

