



Grass Court Holywell Gutter Lane Hereford HR1 4JN

£350,000

- Highly sought-after location
- Superb newly constructed bungalow
- Luxury Kitchen & Bathrooms
- 2 Double Bedrooms
- Ideal for retirement
- Solar Panels

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Peacefully situated in this highly sought-after location, a superb newly constructed 2 bedroom detached bungalow offering ideal retirement accommodation.

The property, which is available for immediate occupation, has the added benefit of electric central heating, solar panels, luxury fitted kitchen and bathrooms and we strongly recommend an internal inspection.

Hereford City centre is approximately 2.5 miles away and there is a range of amenities available nearby including shop, public house, riverside walks, popular primary and secondary schools, doctors surgery and daily bus services.

In more detail, the impressive accommodation comprises: -

Recessed Entrance Porch

With outside light and partially double glazed entrance door through to the

Spacious Reception Hall

Luxury flooring, radiator, access hatch to loft space which houses the electric boiler, built-in store/airing cupboard with radiator, central heating thermostat and door to the



Lounge

With radiator, double glazed window, TV aerial points.

Superb Kitchen/Dining Room

With 1½ bowl sink unit with pot washer style mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with splashbacks, recessed spotlighting, two radiators, TV aerial point, luxury flooring, **range of integrated appliances**, luxury dresser style unit, double glazed window, double glazed double patio doors to the outside, space for dining table.

Bedroom 1

Radiator, TV aerial point, double glazed window and door to the **luxury en-suite shower room** with shower cubicle with twin showerhead over and glazed folding door, wash hand-basin with touch-light mirror over, low flush WC, feature tiled floor, ladder style towel rail/radiator, extractor fan, recessed spotlighting, double glazed window.

Bedroom 2

Radiator, TV aerial point, double glazed window.



Luxury Bathroom

Suite comprising bath with tiled surround, twin showerhead over and glazed screen, wash hand-basin with storage below, touch-light mirror over, WC, feature tiled floor, recessed spotlighting, double glazed window, extractor fan, ladder style towel rail/radiator.

Outside

The property is approached across a driveway which leads to the off-road parking area for several vehicles. There is a paved patio area providing the ideal entertaining space which then leads onto the main garden which is mainly laid to lawn, enclosed by fencing and hedging. There is also an outside tap, side access gate and outside lighting.

General information

Services

Mains water, electricity, drainage are connected. Telephone (subject to transfer regulations). Electric central heating. Solar Panels.

Outgoings

Council tax band (to be assessed). Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed east out of Hereford City along Blue School Street, continue into Bath Street and St Owens Street. Turn right into Eign Road, continue into Hampton Park Road and on the outskirts of the City take the final turning left into Holywell Gutter Lane and the property is on the right-hand side after approximately 250 yards.

Viewing

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



Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
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