



92 GREEN STREET HEREFORD HR1 2QL

£269,950
FREEHOLD

Situated in this sought after residential location just a short walk from Hereford City Centre is this two bedroom semi detached bungalow being sold with no onward chain and offering a fantastic opportunity for someone downsizing. Comprising of driveway parking to the front & enclosed rear garden, two double bedrooms, spacious reception hall, kitchen, lounge, conservatory & shower room. A viewing is highly recommended.



92 GREEN STREET

- Gas central heating & double glazing
- Driveway parking & enclosed rear garden
- Two double bedrooms
- Semi detached bungalow
- Sought-after location
- Sold with no onward chain!



Ground floor

With entrance door leading into the

Entrance porch

With fitted carpet, space for coat and shoe storage, ceiling light point, door to the rear garden and door leading into the

Entrance hall/ dining area

With fitted carpet, smoke alarm, ceiling light point, radiator, loft hatch, central heating thermostat, ample space for a dining table and chairs and doors opening into

Kitchen

With matching wall and base units, ample workspace space, stainless steel sink and drainer, under counter space for washing machine and tumble dryer/dishwasher, space for freestanding fridge/freezer, freestanding cooker with four ring gas hob and electric oven below, large pantry cupboard and door out to the rear porch.

Living room

With fitted carpet, ceiling light point, radiator, feature gas fireplace and double glazed window to the front aspect.

Bedroom one

With fitted carpet, two ceiling light points, radiator, ample space for wardrobes and double glazed window with fitted blinds to the front aspect.

Bedroom two

With fitted carpet, radiator, two ceiling light points and double glazed sliding doors out to the conservatory.

Shower room

With large walk in shower cubicle, electric shower over and panelled surround, low flush w/c, pedestal wash hand basin with tiled splash back, radiator, airing cupboard with fitted shelving and double glazed window.

Conservatory

With vinyl flooring, power points, double glazed windows and doors out to the rear.

Rear porch

With ceiling light point, wall mounted fuse box, electric meter, large storage cupboard and door out to the rear garden.

Outside

To the front double iron gates open out onto a tarmac driveway providing an off road parking space with the remainder of the front laid to patio with an array of plants and shrubbery enclosed by fencing and brick walling. To the rear a good sized garden with a mix of patio and an array of plants and shrubbery. A useful wooden outside storage shed, the rear is enclosed by fencing and brick walling.

Directions

Money Laundering

Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

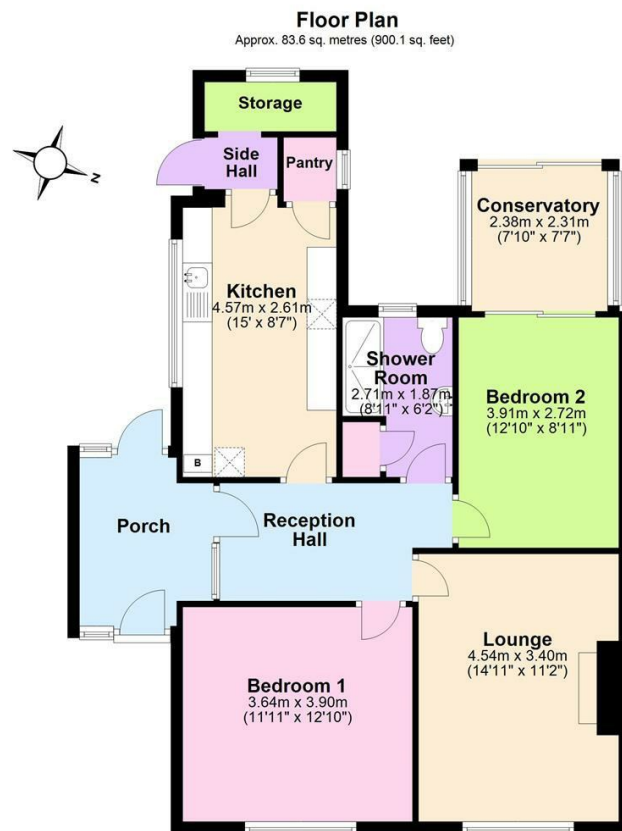
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

92 GREEN STREET

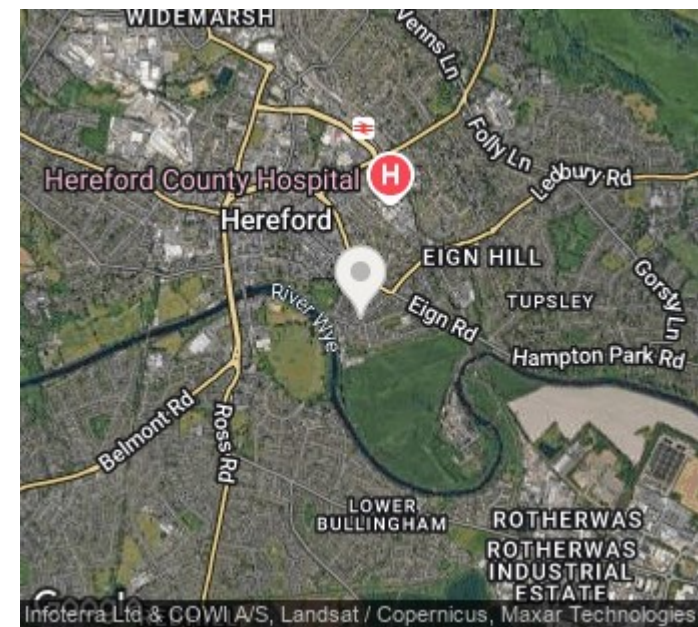




Total area: approx. 83.6 sq. metres (900.1 sq. feet)

92 Green Street, Hereford

EPC Rating: D Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

