



27 LYALL CLOSE

HAMPTON DENE, HEREFORD HR1 1XG

£330,000
FREEHOLD

Occupying a peaceful cul-de-sac position in this highly sought after location, a deceptively spacious 2/3 bedroom detached property offering ideal family or retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of a good-sized rear garden, garage and driveway and we recommend an internal inspection.



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- Highly sought after location
- 2/3 bedroom detached property
- Good-sized rear garden, garage and driveway
- Ideal for family or retirement
- No onward chain



Canopy Porch

With uPVC double glazed entrance door through to the

Entrance Hall

With coat hooks and door to the

Living Room

With wood strip flooring, radiator, large double glazed window to the front aspect with blind, coved ceiling and door to the

Kitchen

With single bowl sink unit and mixer tap, wall and base cupboards, granite work surfaces with splash backs, double glazed window overlooking the rear garden, tiled floor, newly installed dishwasher, built in double oven and 4 ring gas hob with cooker hood and splash back, space for further appliances and glazed panelled door to the

Rear Porch

With door to the garden and door to the

Downstairs WC

With low flush cistern and wash-hand basin.

Inner Hallway

With stairs to the first floor and door to the

Dining Room/Bedroom 3

With wood strip flooring, radiator and double glazed double doors to the rear patio and garden.

First Floor Landing

With access hatch to the loft space and door to

Bedroom 1

With double glazed window to the front aspect, radiator, eaves store cupboard and built-in wardrobes.

Bedroom 2

Radiator, double glazed window to the rear and built-in wardrobes.

Bathroom

With suite comprising panelled bath with hand grips, tiled surround and shower unit over with glazed folding screen, low flush WC, vanity wash hand-based with storage below, double glazed window, ladder style towel rail/radiator and airing cupboard also housing the gas central heating boiler.

Outside

To the front of the property, there is a lawned garden with ornamental tree, a brick paved drive to the side providing off-road parking which leads to the Garage

With up and over door and ample storage space.

To the rear of the property is a good-sized paved patio area, providing the perfect entertaining space, which leads on to the remainder of the garden which is laid to lawn and well enclosed by hedging to provide privacy and with a useful garden shed. There is also an outside tap and side access gate.

Property Services

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

Outgoings

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed east out of Hereford along Blueschool Street and continuing to Bath Street, ST Owen Street and Ledbury Road. At the traffic lights, turn right onto Church Road continuing to Gorsty Lane turning right into Harvey Road, left in the Siddons Road and then second left into Lyle Close.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

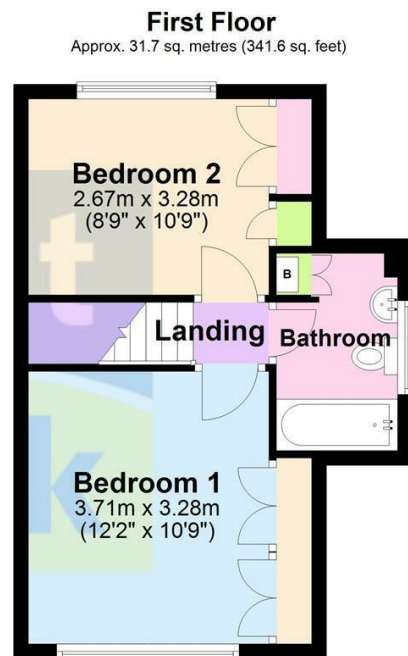
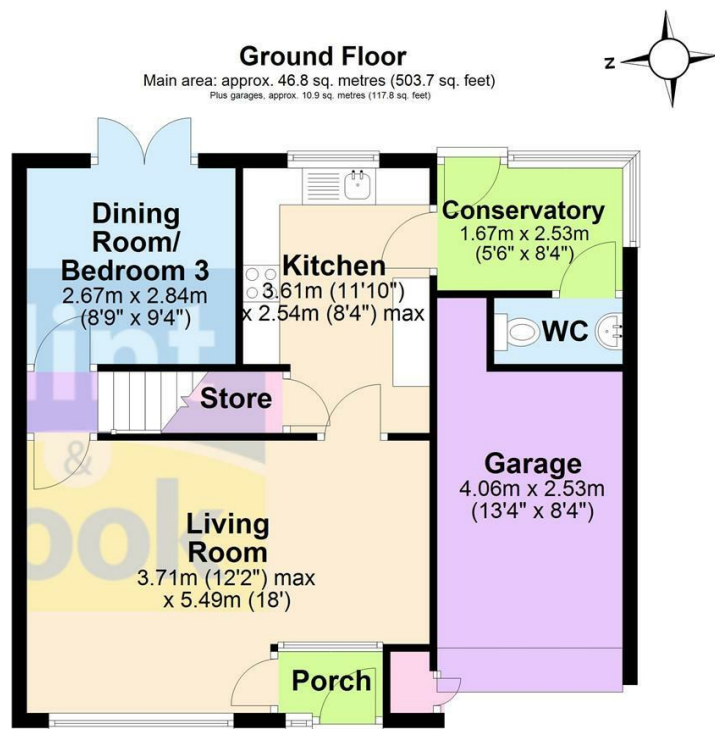
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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Main area: Approx. 78.5 sq. metres (845.3 sq. feet)
Plus garages, approx. 10.9 sq. metres (117.8 sq. feet)

EPC Rating: D **Council Tax Band: D**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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

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