



## 5 THE DALES

HEREFORD HR2 6DS

£169,950

Situated in this popular residential location South of Hereford City, a fantastic one bedroom mid terraced home which has been modernised throughout and offers ideal first time buyer or investor accommodation.

Comprising a modern kitchen and lounge to the ground floor with modern bathroom and large double bedroom to the first floor, the property also benefits from gas central heating, double glazing, driveway parking and an enclosed rear garden. A viewing is highly recommended.





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- Gas central heating & double glazing • Modern fitted kitchen & bathroom • Ideal for a first time buyer/ investor • Driveway parking & enclosed garden • Popular residential location • Must be viewed!



### Ground Floor

With canopy and recessed porch with entrance door leading into the

### Entrance Hall

With tiled floor, radiator, wall mounted fuse box, space for coat and shoe storage, a door leads into the lounge and archway opens up into the

### Kitchen

A modern fitted kitchen with matching wall and base units, tiled splash backs, stainless steel sink and drainer, integrated four ring gas hob with electric oven below and extractor hood over, under counter space for washing machine and space for a free standing fridge/freezer, recess spotlights, plinth lighting, double glazed window to the front aspect and tiled floor.

### Lounge/Dining Room

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up and double glazed sliding doors out to the rear garden.

### First floor landing

With fitted carpet, ceiling light point, smoke alarm, access hatch to the loft space and doors to

### Bedroom

A spacious double bedroom with newly fitted carpet, two ceiling light points, radiator, dual aspect double glazed windows to the front and rear, ample space for wardrobes with a designated dressing area and useful airing cupboard with fitted gas central heating boiler.

### Bathroom

A modern fitted bathroom with three piece suite comprising p shaped panelled bath with part tiled surround and mains fitment rainfall shower head over, wash hand basin with storage below, low flush w/c, chrome heated towel rail, automatic sensor spotlights, wood effect flooring and double glazed window to the front aspect.

### Outside

To the rear a west facing enclosed garden with a small stoned patio area and the remainder of the garden laid to lawn, enclosed by fencing with paved pathway leading to a rear access gate. To the front a double length tandem tarmac driveway with a small area laid to stone with paved pathway to the front door and useful outside tap.

### Directions

Proceed south out of Hereford city on the A49 towards Ross on Wye, at cross roads just past St Martin's church turn right on to B4324 towards Holme Lacy then at the roundabout take the 3rd exit onto Hoarwithy Road, just before the railway bridge turn left into The Pastures and continue towards the end of the cul-de-sac, take the last left turning into the Dales and the property is situated on the left hand side.

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

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

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

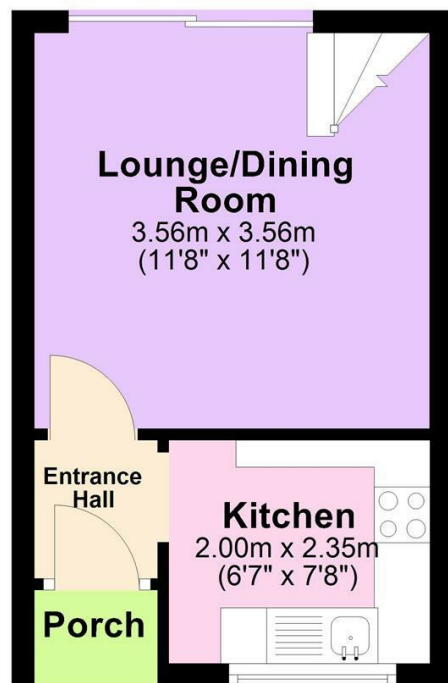
Strictly by appointment through the Agent (01432) 355455.

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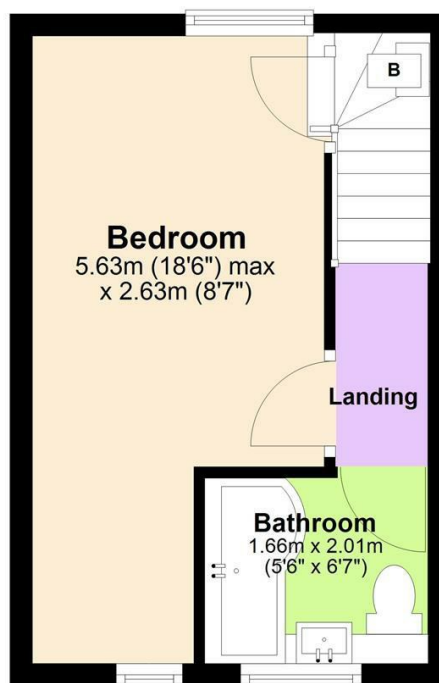
## Ground Floor

Approx. 20.1 sq. metres (216.7 sq. feet)



## First Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



Total area: approx. 40.2 sq. metres (432.2 sq. feet)

**EPC Rating: E**   **Council Tax Band:**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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