



22 HALDON WAY

BOBBLESTOCK, HEREFORD HR4 9XA

Asking Price £195,000
FREEHOLD

Situated in this popular residential location, a well presented two bedroom semi detached bungalow offering an ideal home for those looking to downsize. The property benefits from gas central heating, double glazing, a modern kitchen & bathroom, garage & enclosed garden. A viewing is highly recommended.



22 HALDON WAY

- Popular residential location
- Semi detached bungalow
- Two bedrooms, modern shower room
- Garage & enclosed low maintenance garden
- Ideal for downsizing
- No onward chain



Ground Floor

With canopy porch and upvc entrance door leading into the

Entrance Hall

With vinyl flooring, a ceiling light point, radiator, loft hatch, two useful storage cupboards and doors to

Lounge/Dining Room

A spacious lounge/diner with fitted carpet, a central ceiling light, two radiators, ample space for both living and dining with french doors out to the rear garden and a door leading into the

Kitchen

A spacious lounge/diner with fitted carpet, a central ceiling light, two radiators, ample space for both living and dining with french doors out to the rear garden and a door leading into the

Bedroom One

A spacious main bedroom with fitted carpet, a central ceiling light, radiator, double glazed window with fitted blind and ample space for wardrobes.

Bedroom Two

A spacious main bedroom with fitted carpet, a central ceiling light, radiator, double glazed window with fitted blind and ample space for wardrobes.

Shower Room

A modern fitted shower room comprising a corner shower cubicle with electric fitment shower over and panelled surround, wash hand basin with tiled splash

back and storage under, low level w/c, double glazed window and radiator.

Outside

To the rear there is a low maintenance garden laid to a mix of patio, decking and artificial lawn enclosed by a mix of fencing and brick walling with a useful outside tap and side access gate. The property also benefits from a detached garage with up and over door.

Directions

Proceed west out of Hereford along Whitecross Road, on reaching the roundabout after one mile take the third exit into Three Elms Road, continue for one mile and take the right hand turning onto Sandown Drive then turn left onto Kempton Avenue, continue along Kempton Avenue taking the left hand turning for Haldon Way and then right at the T junction and the property is situated in the far right corner as indicated by the Flint & Cook for sale sign.

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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Total area: approx. 44.6 sq. metres (480.1 sq. feet)

EPC Rating: C HEREFORD Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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