



2 THE DINGLE
Hereford HR4 0QU



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In a highly prized location, a detached dormer bungalow with south facing gardens, off-road parking and a cul-de sac location.

Guide Price £315,000

Situation and Description

The Dingle, is a small residential cul-de-sac in a highly sought-after and well-established part of the city. With south facing gardens, 2 The Dingle occupies a sunny and spacious plot and is with a short walk, or drive, of an excellent range of facilities. Hereford offers a good range of shopping facilities with plenty of High Street supermarkets and stores, an Odeon multiplex cinema, a choice of cafes and restaurants and a main line railway connection. Within a short walk of the property are schools, a butcher, a post office, and convenience stores.

2 The Dingle is a very comfortable dormer bungalow, which offers double glazing and gas fired central heating. The accommodation is spacious and offers both a ground floor and first floor bedroom as well as two good reception rooms and a well-fitted kitchen. The gardens are a lovely feature and there is both off-road parking and a garage.

On arrival, an enclosed front porch leads into a central hallway and then to a comfortable lounge. There are windows on two sides, a fireplace with coal effect gas fire, a radiator and coving to the ceiling. A kitchen/ breakfast room offers a range of base cupboards and drawers along with matching wall cupboards, a built in 4-ring gas hob with extractor above, an electric oven, built-in fridge and door to adjoining utility space which houses the gas fired boiler.

From the central hallway and opposite the kitchen is a dining/ living room which is a useful space and has patio doors leading into a lovely conservatory, which overlooks the gardens and leads out to a sun terrace.

Also on the ground floor is a double bedroom which has double-glazed windows to the front and full-height wardrobes and cupboards to one wall. The ground floor accommodation is then supported by a bathroom with both a bath and shower, along with all the other usual fittings.

From the dining room an open-tred staircase leads up to the first floor where the second bedroom enjoys far-reaching views and includes wardrobe and under-eaves storage space, as well as an en-suite cloakroom with WC and wash hand basin.

Outside

The property is approached by its own driveway which provides parking space for at least 2 cars and leads to a single garage (15'4 x 8'9). To the rear of the garage is a good garden store (15'2 x 8'9) and two further smaller garden sheds.

To the front the gardens have been stoned for ease of maintenance and at the rear the gardens are a good size and include a lawned area, various floral borders, a covered sun terrace, Magnolia and much more.

Services and Considerations

Mains electricity, mains water, mains gas and mains drainage.

Tenure freehold

Council Tax band E

EPC Rating D 62/71

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.

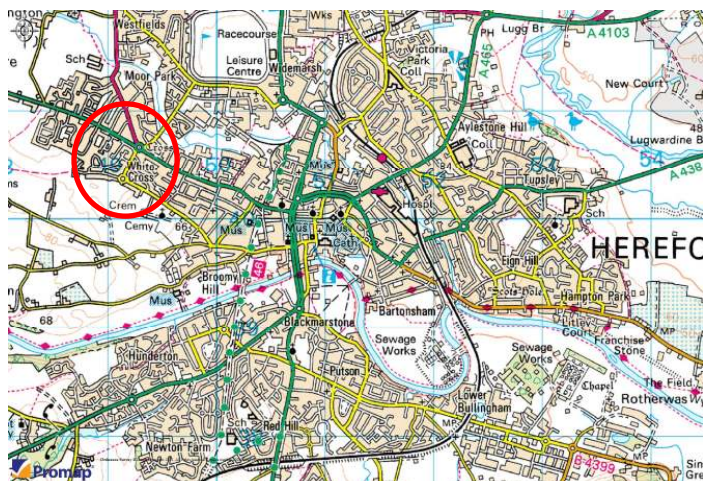


Hallway leading through to Bedroom 1 / Lounge & Dining Room







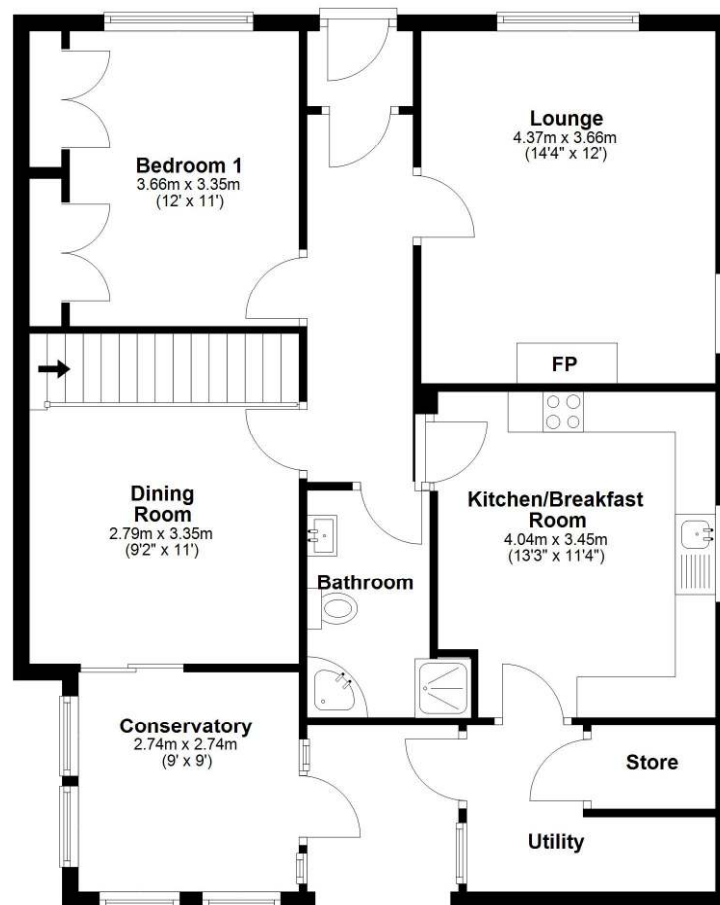


Directions

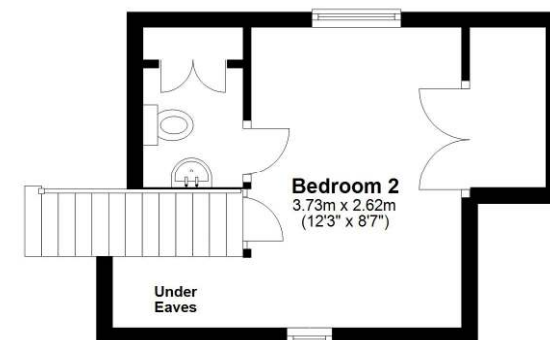
What3Words:///payer.swim.jacket

From the centre of Hereford take the A438 towards Brecon for about 1 mile. At the roundabout proceed straight over into Kings Acre Road and then take the second left hand turning to Fayre Oaks Drive and The Dingle. Continue to the top of the road and into The Dingle, and the property will be found on the left-hand side.

Ground Floor



First Floor



Total area: approx. 105.0 sq. metres (1130.7 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

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