



3 Bangor Close, Hereford, HR4 9XB



Sunderlands
Residential Rural Commercial



**3 Bangor Close
Hereford
HR4 9XB**

Summary of Features

- Detached home
- Four bedrooms
- Popular residential area on the north side of Hereford
- Garage and parking
- Well presented throughout

Asking Price £375,000

Located in the highly desirable Bangor Close, this impressive four-bedroom detached home offers an exceptional blend of comfort, space, and convenience, making it ideal for modern family living. Situated within a sought-after residential area to the north of Hereford city, the property enjoys a peaceful setting while remaining within easy reach of local amenities, well-regarded schools, and excellent transport links. Upon entering, you are welcomed by a spacious and inviting reception room, perfectly suited for both relaxing and entertaining. The thoughtfully designed accommodation includes four well-proportioned bedrooms, providing ample space for growing families or visiting guests, alongside two contemporary bathrooms tailored to meet the demands of busy day-to-day living. A particularly notable feature of the property is the generous off-road parking, with space for up to four vehicles a rare and highly desirable benefit in this location. Combining practical living with a great location, this excellent home is ideal for families looking for both peace and convenience.

Location

Bobblestock is a popular residential area situated approximately one and a half miles north-west of Hereford city centre and is well regarded for its excellent range of neighbourhood amenities. The area benefits from a choice of schooling for all ages, a supermarket, doctor's surgery, public house, community facilities and regular public transport links. The area is also well placed for access to nearby countryside walks and green spaces, making it particularly appealing to families, professionals and those seeking a quieter pace of life alike.

Accommodation

Entrance hall

With stairs to the first floor and doors leading to

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, incorporating a 1.5 bowl sink unit and space for a freestanding range-style cooker. Window to the front aspect and side door providing access to the rear garden.

Living room

A beautifully proportioned living room offering ample space for both relaxing and entertaining, with doors opening onto the patio and an elegant archway flowing through to

Dining room

The dining area enjoys a bright and airy feel, enhanced by a large window overlooking the rear garden and flooding the space with natural light. A practical serving hatch provides a seamless connection to the kitchen, making it ideal for both everyday dining and entertaining.

Downstairs WC

Comprising a low flush WC and wash hand basin, with obscured window to the front aspect providing natural light and privacy.

First floor

Bedroom one

Main double bedroom with fitted wardrobes providing ample storage space and window to the front aspect. The room also benefits from an en-suite shower room comprising a shower cubicle with fitted shower and wash hand basin.

Bedroom two

Double bedroom offering ample space for freestanding furniture, fitted storage cupboard and window to the front aspect.

Bedroom three

Single bedroom with a rear-facing window, ideal as a child's bedroom, home office or hobby room.



Bedroom four

Single bedroom with window to the rear aspect, ideal for use as a child's bedroom, home office or study.

Bathroom

A stylish modern bathroom fitted with a contemporary bath, WC and wash hand basin.

Outside

The private rear garden offers a peaceful outdoor retreat, complete with a patio area ideal for relaxing or entertaining. A neatly maintained lawn is bordered by mature planting, adding both privacy and colour, while an attractive raised fish pond enhances the tranquil atmosphere. Side access provides additional practicality to this charming outdoor space. To the front of the property, there is driveway parking for two to three vehicles, alongside a decorative slate area. Further parking for an additional two cars is available to the side of the property, where brick paving has been laid for convenience.

Services

Mains gas, electric, water and drainage are connected to the property.

Tenure

Freehold

Council tax

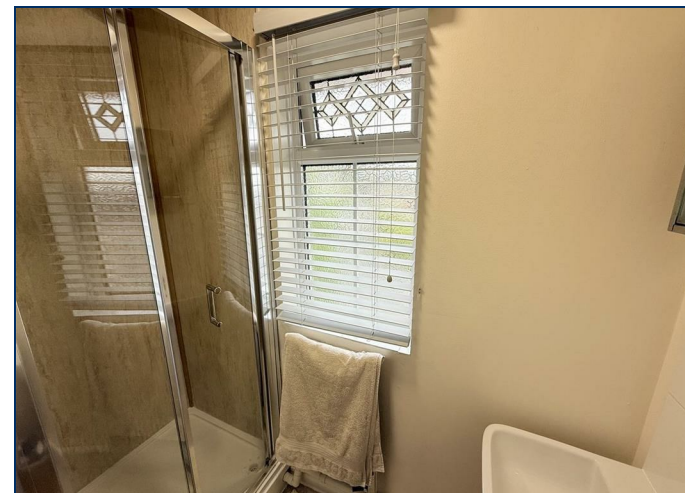
Herefordshire council tax band - D

Directions

Proceed out of town on the Whitecross Road to Whitecross Road taking the third exit onto Three Elms Road and past Whitecross School. Just before reaching the Three Elms Pub, take the right turn onto Sandown Drive. Take the first left onto Kempton Avenue, follow the road and take a left turn onto Bangor Close and the property can then be seen on the left-hand side.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.





Sunderlands

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Ground Floor



First Floor



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

3 Bangor Close



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.