



2 SCOTS CLOSE
HEREFORD, HEREFORD HR1 2RT

£275,000
FREEHOLD

Within easy reach of the city a 2 bedroom detached bungalow with large living room and fitted kitchen, garage, long driveway. Ideal for retirement. No onward chain!



2 SCOTS CLOSE

- Large living room & fitted kitchen
- Within easy reach of the city centre
- Garage and long driveway
- 2 bedroom detached bungalow
- No onward chain
- Ideal for retirement



Occupying a cul-de-sac position within easy reach of Hereford City Centre, a 2 bedroom detached bungalow offering ideal retirement accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, garage and long driveway. We recommend an internal inspection.

Hereford City Centre is within easy reach and there is also a range of amenities close by including riverside walks, public house, shop and daily bus service.

In more detail the accommodation comprises:

Glazed panelled side entrance door through to

Side Entrance Porch

With tiled floor, double glazed window, storage space and glazed panelled door to

Reception Hall

With tiled floor, radiator, central heating thermostat, built-in cloaks cupboard with coat-hooks and further cupboard to the side housing the gas central heating boiler, access hatch to loft space and door to

Living Room

With large double glazed windows to the front aspect, radiator, wall mounted electric fire and telephone point.

Kitchen

With a range of modern units comprising single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces, built-in oven and hob, space for further appliances, double glazed window to the side, tiled floor, pantry-style cupboard with shelving, double radiator and partially double glazed door to the side.

Bedroom 1

With laminate flooring, radiator and double glazed window to the rear.

Bedroom 2

With laminate flooring, radiator and double glazed window to the rear.

Bathroom

Suite comprising bath with shower unit over and separate handheld shower attachment, pedestal wash hand basin, low flush WC, radiator, tiled floor, partially tiled wall surround and double glazed window.

Outside

To the front of the property there is a lawned garden with driveway to the side providing ample off-road parking facilities. To the immediate rear of the property there is a paved patio area with steps leading onto the raised garden which is enclosed by hedging and fencing to maintain privacy.

Detached Single Garage

With up-and-over door, ample storage space and glazed windows to the side.

Property Services

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

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

What3words ///next.leap.update

Proceed east out of Hereford City along Blueschool Street continuing into Bath Street then St Owen's Street and on the left hand bend, turn right into Eign Road. After approximately half a mile, turn left into Scots 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

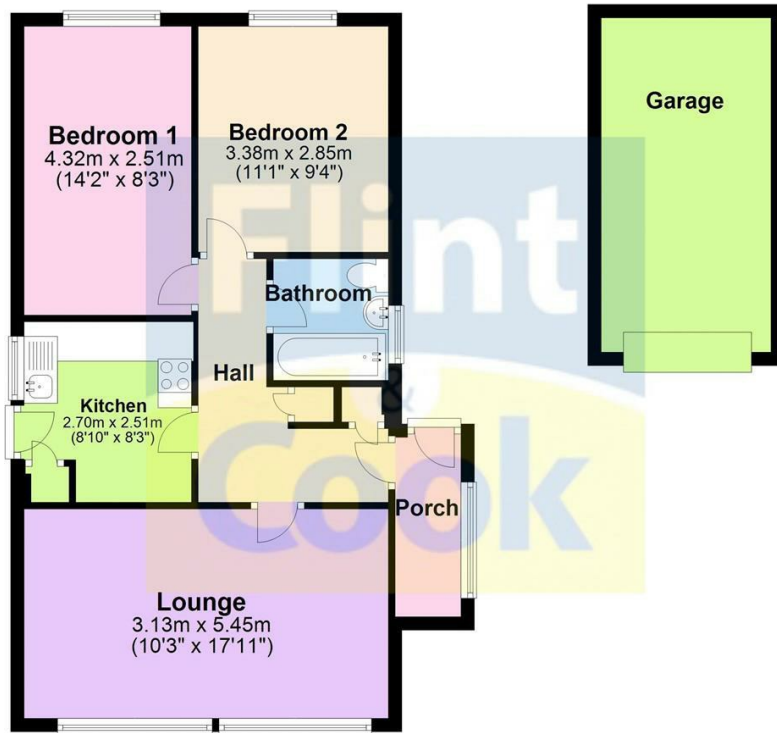
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Ground Floor

Approx. 71.7 sq. metres (771.8 sq. feet)



Total area: approx. 71.7 sq. metres (771.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | 55 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC Rating: D Herefordshire Council Council Tax Band: C

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

