



37 BONINGTON DRIVE

THREE ELMS, HERFORD HR4 0RU

£215,000
FREEHOLD

Situated in this highly sought after location with excellent local amenities, a spacious 3 bedroom end terraced house now in need of modernisation and refurbishment, the property offers a wealth of potential and we recommend an internal inspection.



37 BONINGTON DRIVE

- Popular residential location
- Spacious end of terrace house
- 3 good sized bedrooms
- Requires modernisation & refurbishment
- Offering superb potential
- No onward chain



Side Entrance Porch

With double glazed entrance door, access to the rear garden and internal glazed door to the

Reception Hall

With stairs to the first floor and door to the

Living Room

With a large double glazed window to the rear, serving hatch from the kitchen and glazed panel door to the lean-to rear porch.

Kitchen

In need of modernization, currently comprising a double drainer sink, base cupboards with work surfaces, double glazed window to the front aspect, understairs storage cupboard, space for appliances and a serving hatch through to the living room.

First Floor Landing

With access hatch to the loft space, built in airing cupboard with a further cupboard to the side and doors to

Bedroom 1

With double glazed window to the rear and a corner wardrobe.

Bedroom 2

With double glazed window to the front aspect and corner storage cupboard.

Bedroom 3

With a double glazed window to the rear.

Bathroom

In need of modernization, but currently comprising a bath with shower unit over with glazed screen, pedestal wash hand basin, low flush WC and a double glazed window.

Outside

To the front of the property is an enclosed garden with a driveway providing off road parking leading up to the Garage

With up and over door, power and light points and ample storage space.

To the rear is an enclosed garden, mainly laid to lawn and bordered by flowers and shrubs.

Property Services

Mains water, electricity, drainage and gas are connected.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford along Whitecross Road, taking the third exit at the monument roundabout on to Three Elms Arms Road, after approximately 1 mile turn left into Bonington Drive.

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

Tenure & Possession

Freehold - vacant possession on completion.

Money Laundering Regulations

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

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.

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Main area: Approx. 71.9 sq. metres (773.8 sq. feet)
Plus garages, approx. 12.1 sq. metres (130.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: F Hereford 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

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