8 GELDOF GROVE

HEREFORD HR1 1DZ

Asking Price £225,000

FREEHOLD

Occupying a convenient central location within easy reach of Hereford city centre and its facilities, a deceptively spacious 2/3 bedroom semi-detached chalet bungalow offering ideal first time buyer/retirement accommodation. The property is offered for sale with no onward chain and has the added benefit of gas central heating, double glazing, off-road parking to the rear, generously sized living accommodation and we recommended an internal inspection.

Flint & Cook

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• Convenient central location • Deceptively spacious semi-detached chalet bungalow • 2/3 bedrooms • Gas central heating, double glazing • Off-road parking • No onward chain

In more detail the accommodation comprises

Double glazed sliding door to

Entrance Porch

With tiled floor, meter cupboards, storage space, electric light and door to

Spacious Reception Hall

With fitted carpet, turning carpeted staircase to the first floor, radiator, large understairs store cupboard and glazed panel door to

Large Lounge

With fitted carpet, radiator, large double glazed window to the front aspect, coved ceiling, feature fireplace with hearth, display mantel and electric fire.

Bedroom 3/Dining Room

With fitted carpet, radiator and double glazed window to the rear.

Kitchen

Fitted with single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, tiled floor, recessed spotlighting, coved ceiling, space for appliances, radiator, double glazed window and door to the rear garden.

Downstairs Shower Room

With large shower with seat, handrails and tiled surround, low flush WC, pedestal wash hand basin, mirror fronted medicine cabinet, tiled floor, radiator and double glazed side window.

First Floor Landing

With built-in store cupboard, fitted carpet and door to

Bedroom 1

With large Velux style window to the front aspect, radiator and fitted carpet.

Bedroom 2

With fitted carpet, Velux style window to rear, access hatch to loft storage space and airing cupboard also housing the gas central heating boiler.

Outside

The front garden has been landscaped for easy maintenance, enclosed by brick walling and fencing with paved pathway leading to the front entrance door and continuing to the side to provide access to the rear.

To the immediate rear of the property there is a covered patio area which leads onto the remainder of the good sized garden which has been laid to artificial grass for easy maintenance and enclosed by walling, fencing and hedging to maintain privacy. Double gates open onto a driveway providing off-road parking with scope to provide further parking if required.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city centre on Commercial Road crossing over the railway bridge. Turn left onto Barrs Court Road and after approximately 600 yards Geldof Grove can be found on the right hand side.

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 Regulations

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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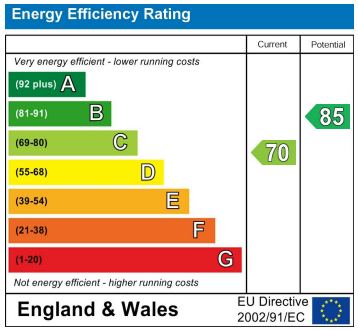

EPC Rating: C Hereford Council Tax Band: B

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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