



## 22 FALLOWFIELD CLOSE

HEREFORD HR2 7NZ

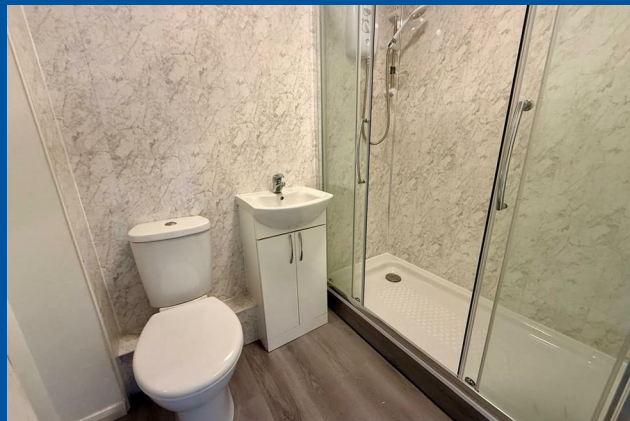
£195,000  
FREEHOLD

This excellent modern semi-detached bungalow is pleasantly located at the end of a cul-de-sac in a popular residential area less than a mile south of the cathedral city of Hereford. Constructed in the 1980s, the property has replacement double glazing and gas central heating, a refitted shower room, off-road parking and a large rear garden. Ideal for retirement.



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- Semi detached bungalow
- Cul-de-sac location
- 2 bedrooms
- Double glazing
- Parking
- Good sized garden



### Entrance Porch

with door to the

### Kitchen

With base units, work surfaces, tiled splashbacks, sink, gas and electric cooker points, plumbing for washing machine, radiator, gas fired central heating boiler, window and door to rear.

### Living Room

With feature fireplace surround with gas point, radiator, window to front and door to kitchen and the

### Inner Hall

### Bedroom 1

With a range of fitted wardrobes, airing cupboard, radiator and window to rear.

### Bedroom 2

With electric fuse board, radiator and window to the front.

### Shower Room

With large shower cubicle with glass screen and electric fitment, wash hand basin with cupboard under, WC and ladder style radiator.

### Outside

To the front of the property is an open plan lawned area with pathway and drive to the side. There is a good sized rear garden with a paved patio, lawn and gravelled area. Outside water tap.

### Property Services

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

### Outgoings

Water and drainage rates are payable.

### Directions

From Hereford proceed on the A465 towards Abergavenny and continue past a small parade of shops (Farm Foods) then turn left into Walnut Tree Avenue. Almost immediately turn right into Home Lane and then left into Fallowfield Close. The property is located at the end of the cul-de-sac, as indicated by the agents' For Sale board.

### What3words

///parks.lately.purple

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Tenure & Possession

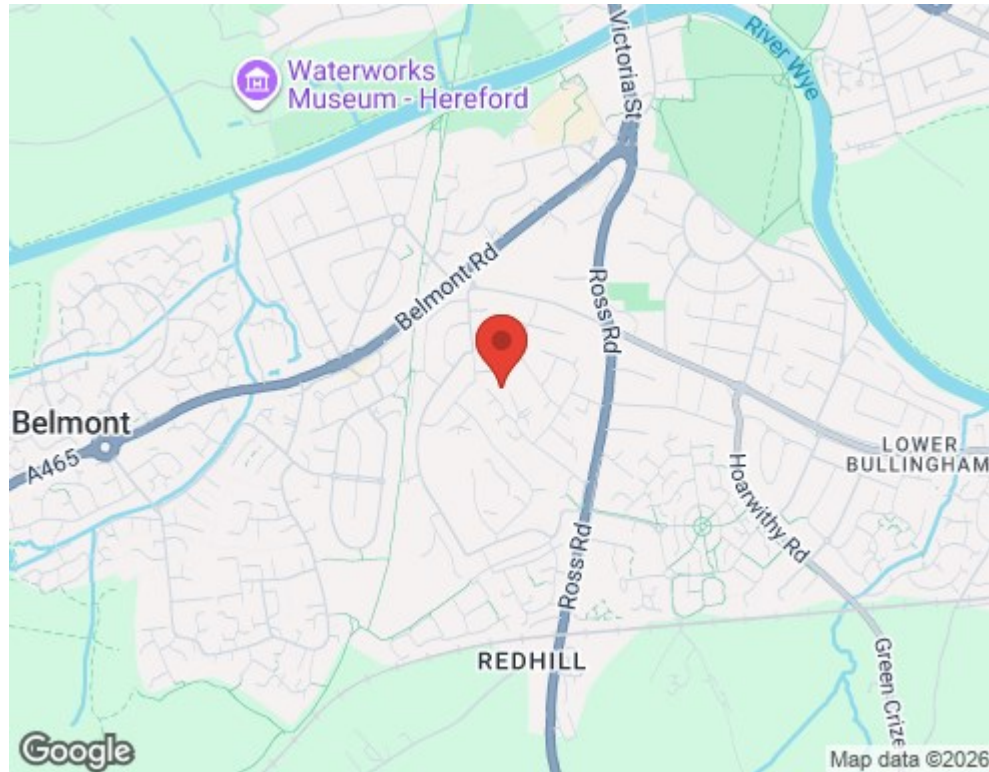
Freehold - vacant possession on completion.

### 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

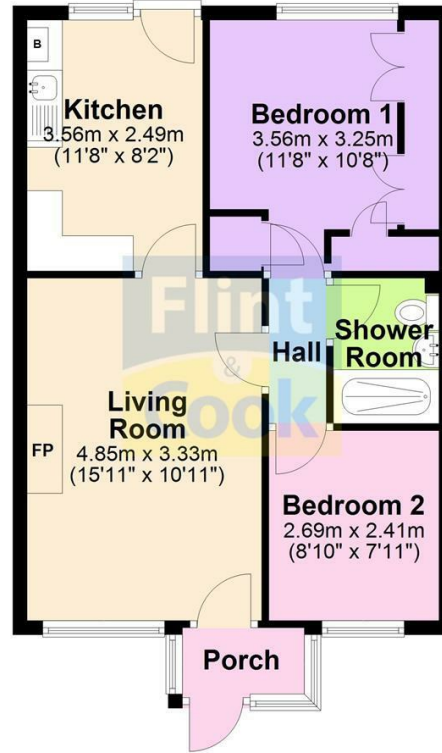
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.



## 22 FALLOWFIELD CLOSE



**Ground Floor**  
Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 51.5 sq. metres (554.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C Herefordshire Council 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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