



## 36 UNDERHILL ROAD HEREFORD HR1 1SZ

£274,950  
FREEHOLD

Peacefully situated in this highly sought after location, a well maintained two bedroom semi 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, two double bedrooms and ample off road parking, a good sized rear garden and we recommend an internal inspection.



## 36 UNDERHILL ROAD

- Highly sought after location
- Well maintained two bedroom semi detached bungalow
- Good sized rear garden
- Ideal for retirement
- Ample off road parking
- No onward chain



### Ground floor

Partly double glazed door leading into the

### Reception hall

With laminate flooring, storage cupboard with shelf above and door leading into the

### Lounge

With laminate flooring, dado rail, double glazed window to the front aspect with vertical blinds, double radiator, feature fireplace with hearth, display manual and built in gas coal effect fire.

### Dining room

With laminate flooring, dado rail, double radiator, double glazed window to the front aspect and archway leading into the

### Fitted kitchen

Fitted with a range of wall and base cupboards, work surfaces with splash backs, single drainer sink unit with mixer tap over, built in oven and four ring gas hob with cooker hood over, tiled floor, space for a fridge/ freezer, space and plumbing for a washing machine, double glazed window and door to the side.

### Inner hallway

With access hatch to loft space, store cupboard and doors to

### Bedroom one

With fitted carpet, radiator, double glazed window overlooking the rear garden, built in double wardrobe and useful store cupboard.

### Bedroom two

With fitted carpet, radiator, double glazed window to the rear with vertical blinds.

### Shower room

With suite comprising corner shower with glazed sliding doors, pedestal wash hand basin with wall mirror over, low flush w/c, panelled walls and ceiling for ease and low maintenance, two double glazed windows with blinds, ladder style radiator.

### Outside

To the front of the property there is a brick paved driveway providing ample off road parking facilities bordered by flowers and shrubs, partially enclosed by fencing and double gates to the side leading to the rear. To the side of the property there is an enclosed brick paved area with useful outside tap, electric light, timber garden shed. There is a large paved patio area providing the perfect entertaining space which leads on to the good sized garden laid to lawn, bordered by plants and shrubs all well enclosed to maintain privacy. There is a further garden shed at the bottom of the garden.

### Directions

Proceed east out of Hereford along Blue School Street, continuing to Bath Street, St Owens Street and onto Ledbury Road. After passing the Rose & Crown public house, take the first right onto Quarry Road and the first right into Underhill Road.

### **Money Laundering**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### **Outgoings**

Water and drainage rates are payable.

### **Property Services**

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

### **Tenure & Possession**

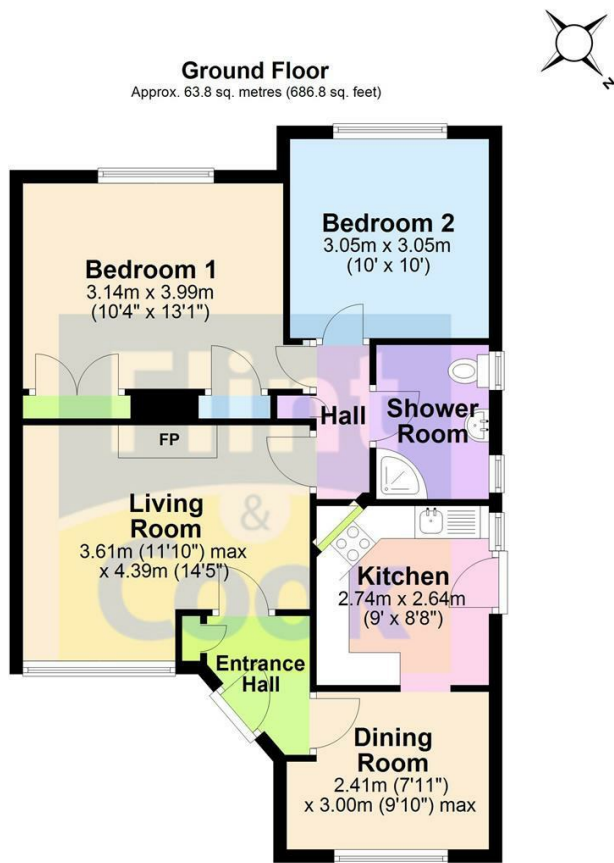
Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

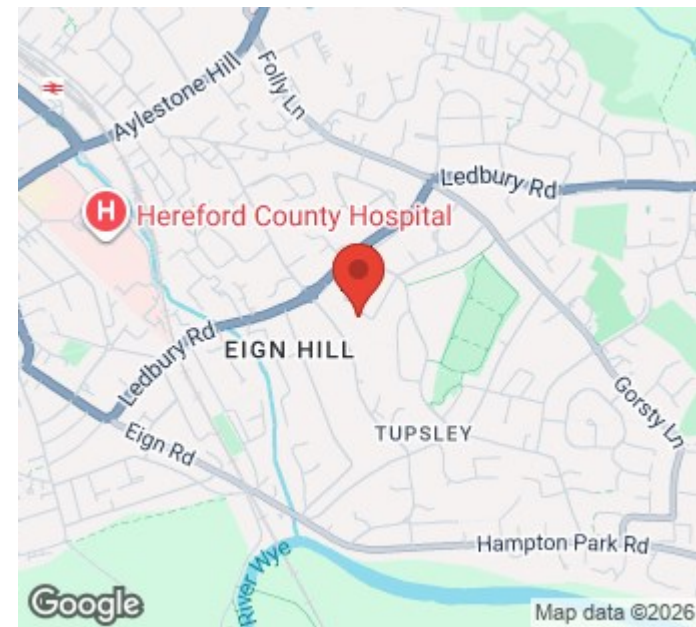
## **36 UNDERHILL ROAD**





Total area: approx. 63.8 sq. metres (686.8 sq. feet)

**EPC Rating: D    Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>84</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

