



18 JUDGES CLOSE HEREFORD HR1 2TW

Asking Price £435,000
FREEHOLD

This excellent detached bungalow is pleasantly located in a cul-de-sac in a highly favoured residential location (Conservation Area) about a mile northeast of Hereford city centre. Local amenities include shops, public house and bus service. The property provides spacious and versatile accommodation with two ground floor bedrooms and a large first floor room which could be split into two rooms if required and offers scope for the construction of an ensuite facility.



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- Attractive detached bungalow • Exclusive residential location • Two ground floor bedrooms • Large first floor bedroom • Good sized garden • Garage, carport and good parking



The property is well placed for access to Hereford hospital, the railway station and further education colleges (Sixth Form, Art and Technical Colleges).

The property benefits from gas central heating, double glazing, garage with utility area and WC, parking and a good sized enclosed rear garden. In more detail the accommodation comprises

Entrance porch with tiled floor and door to

Hall

With radiator and door to

Lounge

With coal effect gas fire, marble hearth and surround, large window to the front and archway to

Dining Room

With radiator, patio doors to the rear and connecting door to the Garage.

Kitchen

Fitted with a range of contemporary style base and wall mounted units with worksurfaces and splashbacks, integrated sink unit with mixer tap, built-in electric oven and microwave/grill, four ring hob with extractor hood, built-in dishwasher, cupboard housing hot water cylinder, radiator, downlights, window and door to the rear.

Archway from the Hall to

Inner Hall

With an understairs storage cupboard and radiator.

Shower Room

With tiled walls and floor, shower cubicle with mains overhead fitment, wash hand basin, WC, bidet, storage cupboard and mirror, dual controlled ladder style radiator and window.

Bedroom 1

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

Bedroom 2

With fitted wardrobes, radiator and window to front.

The staircase leads from the Inner Hall to

First Floor Landing

With access to eaves storage.

Bedroom 3

A particularly large room with built-in wardrobes and storage cupboards, two radiators, windows to front and rear and door to further eaves storage space (which could potentially be converted, subject to the necessary consent, to provide an ensuite facility if required) and currently housing the gas central heating boiler.

Outside

The property is approached through brick pillars which lead to a paved driveway with raised bed, rose bushes and water tap.

To the side is a CARPORT and the property also has an INTEGRAL GARAGE with electric up-and-over door, light, power, window, electricity fuseboard/meter and gas meter. There is also a UTILITY AREA and WC with window and door to rear.

To the rear is a large garden which is enclosed by mature hedging and fencing with an extensive paved patio, gravelled areas, numerous ornamental shrubs and trees, and lean-to GREENHOUSE. Pedestrian access to both sides of the property, outside light and tap.

Property Services

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

Outgoings - Bromyard

Water and drainage rates are payable.

Directions

What3words ///levels.update.swan

From Hereford city centre proceed towards Worcester on the A4103 (Aylestone Hill) and turn right into Southbank Road, continuing into Bodenham Road. Turn left into Judge's Close, veer right, and the property can be found on the right hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

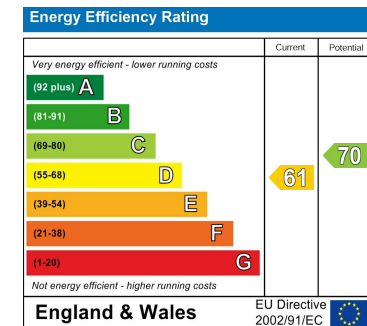
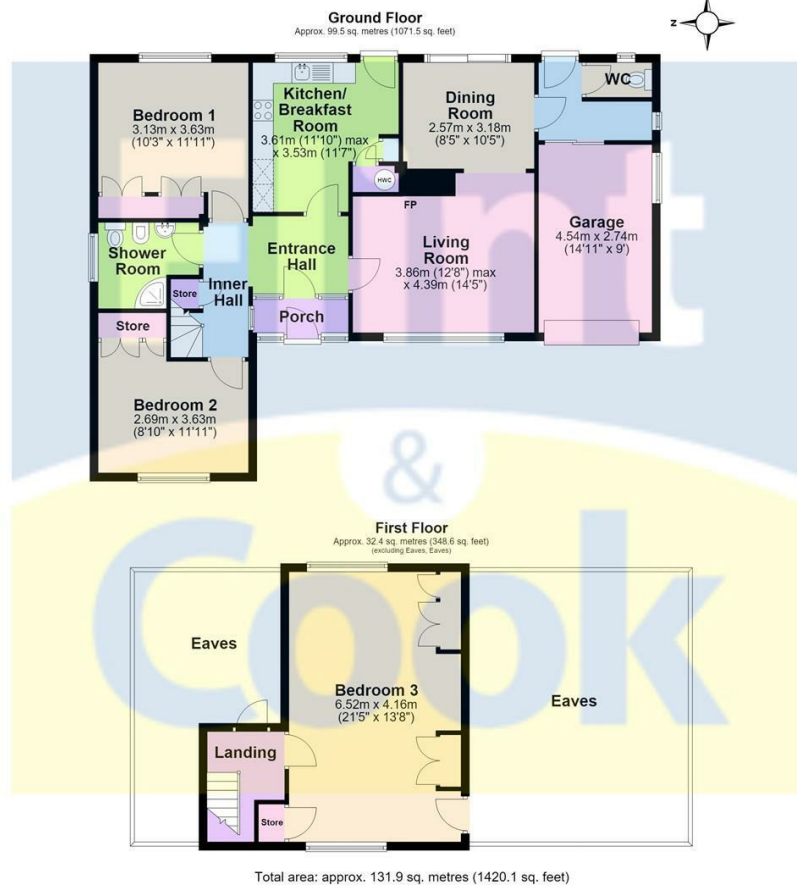
Saturday 9.00 am - 1.00 pm

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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EPC Rating: D Hereford Council Tax Band: D

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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