



## 25 HOME LANE

HEREFORD HR2 7LT

£259,950  
FREEHOLD

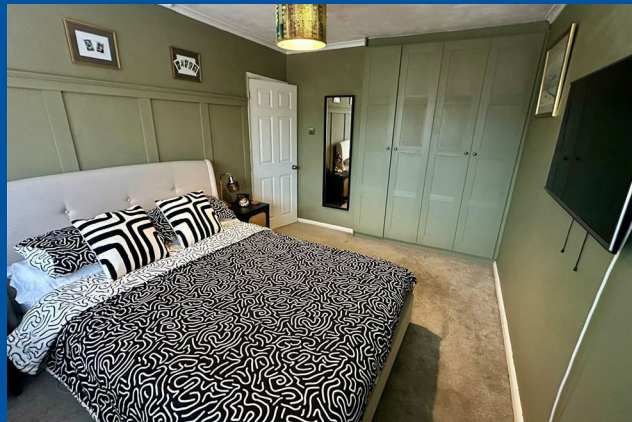
Peacefully situated in this well-established location, a 2 bedroom detached bungalow. The property, which is within of the city centre, has the added benefit of gas-central heating, solar panels, double glazing, easy to maintain gardens, ample off-road parking and garage and we recommend an internal inspection.





## 25 HOME LANE

- Easy reach of the city centre
- 2 bedroom detached bungalow
- Gas central heating, double glazing
- Modern fitted kitchen
- Benefit of solar panels
- Easy to maintain gardens



### Reception Hall

With feature flooring, radiator with display mantel over, coved ceiling, access hatch to loft space, built-in store cupboard also housing the solar panel control, further built-in store cupboard with shelving and door to the

### Lounge/Dining Room

With fitted carpet, large double glazed windows to the front and side aspects with fitted blinds, coved ceiling, radiator and feature fireplace with hearth, display mantel and wood burning stove.

### Fitted Kitchen

With single drainer sink with mixer tap, a range of wall and base cupboards, ample work surfaces with splashbacks, feature flooring, built-in single oven and 4 ring hob, built-in fridge and freezer, central spotlighting, built-in dishwasher, display shelf and double glazed door to the side.

### Bedroom 1

With fitted carpet, radiator, double glazed window to the rear with blind, partially panelled wall and built-in wardrobes.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the side, space for wardrobes and wall-mounted gas central heating boiler.

### Shower Room

With suite comprising shower with glazed sliding door and twin shower heads, low flush WC, wash hand basin,

tilled wall surround, double glazed window and vertical towel rail/radiator.

### Outside

The good sized rear garden has been paved for easy maintenance all well enclosed by fencing to maintain privacy and is an ideal sun trap. To the side of the property there is a covered area with useful outside tap, gate to the front driveway, rear door into the Garage and store/utility shed with power and light points and ample storage space.

To the front of the property, there is off-road parking for at least two vehicles on the front with a further driveway to the side providing off-road parking leading down to the single garage with up and over door, power and light points and door to the rear.

### Directions

Proceed south out of Hereford city on the Belmont Road, turning left into Walnut Tree Avenue and then first right into Home Lane.

### Property Services - Bromyard

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

### Outgoings - Bromyard

Council tax band 'D' - £2,429 for 2025/2026  
Water and drainage rates are payable.

### 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

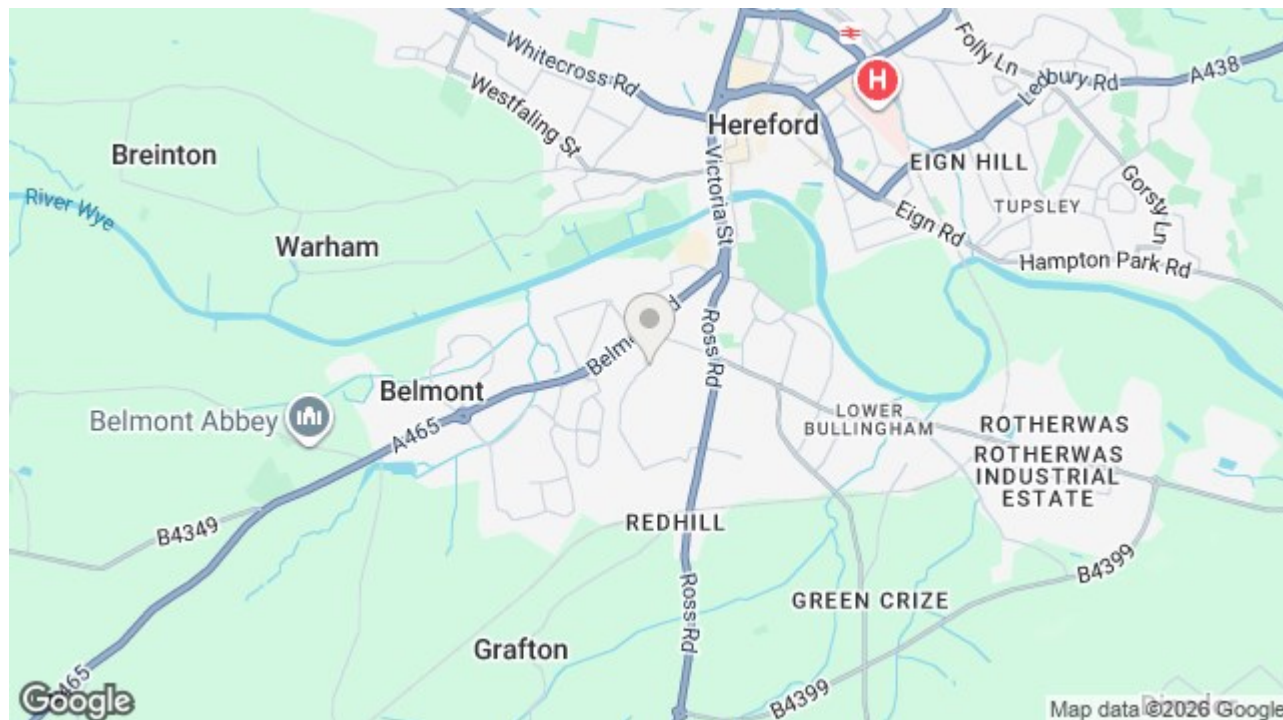
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Tenure & Possession

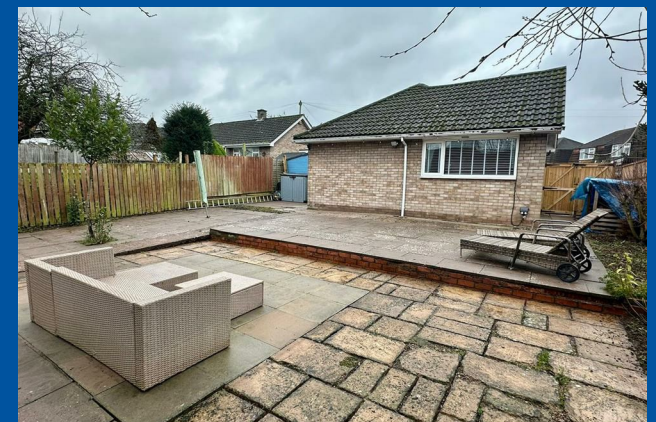
Freehold - vacant possession on completion.

### 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.



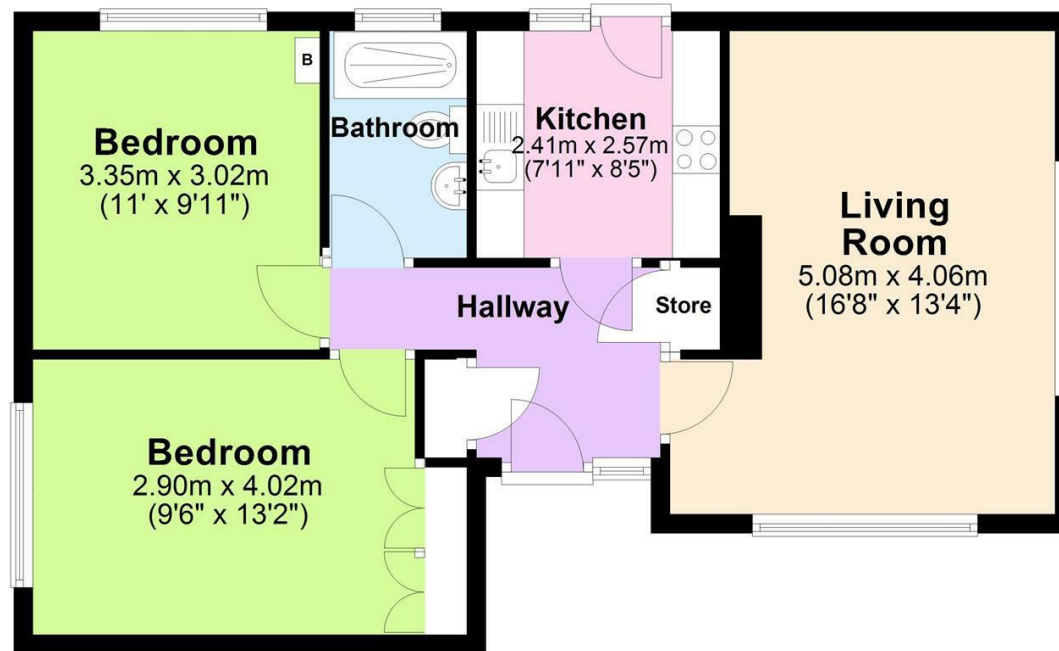
## 25 HOME LANE





## Ground Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



Total area: approx. 59.3 sq. metres (638.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	90
(69-80) <b>C</b>		
(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		
England & Wales	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

