



## 4 HOPBINE GROVE

HEREFORD HR2 6RW

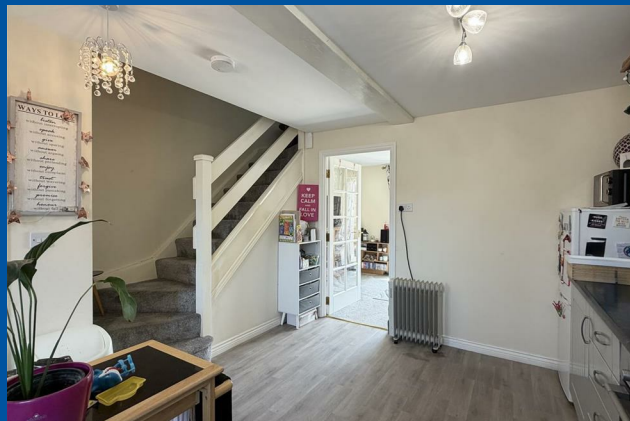
£155,050  
FREEHOLD

A well presented two bedroom semi detached property ideal for a first time buyer set on this popular residential development south of Hereford City. The property is being sold at 70% of the market value on the low cost housing scheme and benefits from gas central heating, double glazing, tandem length driveway and a fantastic rear garden. A viewing is highly recommended.



# 4 HOPBINE GROVE

- 70% market value
- Two bedroom semi detached house
- Driveway parking & enclosed garden
- Ideal for a first time buyer
- Popular residential location
- Must be viewed!



## Ground Floor

With canopy entrance porch and entrance door leading into the

## Entrance Hall

With vinyl flooring, ceiling light point, carpeted stairs leading up, door into the downstairs w/c and opening into the

## Kitchen

Comprising a range of fitted wall and base units with ample work surface space over and tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, four ring electric hob with oven below and cooker hood over, space for a freestanding fridge/freezer, under counter space for a washing machine, double glazed window to the front, ample space for a dining table and door into the

## Living Room

With fitted carpet, ceiling light point, radiator, useful under stair storage cupboard and double glazed french doors leading out to the rear garden.

## Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, tiled floor, radiator and double glazed window to the front aspect.

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch to part-boarded attic (great for storage), airing

cupboard housing the gas central heating boiler and doors to

## Bedroom One

A large main bedroom with fitted carpet, central ceiling light, double glazed window to the front aspect, radiator, useful built in storage cupboard and further space for wardrobes.

## Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

## Bathroom

A three piece white suite comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, radiator, double glazed window and vinyl flooring.

## Outside

To the front there is a tandem length double driveway providing off road parking with side access gate leading to the rear garden.

To the rear there is a good sized south east facing garden making it a fantastic sun trap with a good sized patio area perfect for entertaining with the remainder of the garden laid to lawn and enclosed by fencing.

## Agents Note

This property is available to purchase at 70% of the market value on the Low Cost Housing Scheme. All interested parties will need be to be assessed by the Herefordshire Housing Authority .

### Directions

From Hereford, proceed south on the Ross Road towards Ross on Wye (A49), continue straight on at the Broadleys traffic lights and proceed to the next set of lights taking the left turn immediately after onto Bullingham Lane, take the first left turning and then take the left turning signposted for Hopbine Grove, follow the road round and the property is situated in the left corner.

### 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.

### 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.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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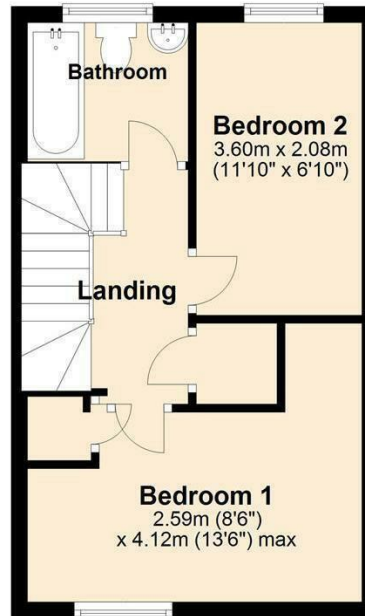
### Ground Floor

Approx. 20.2 sq. metres (217.3 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.7 sq. feet)

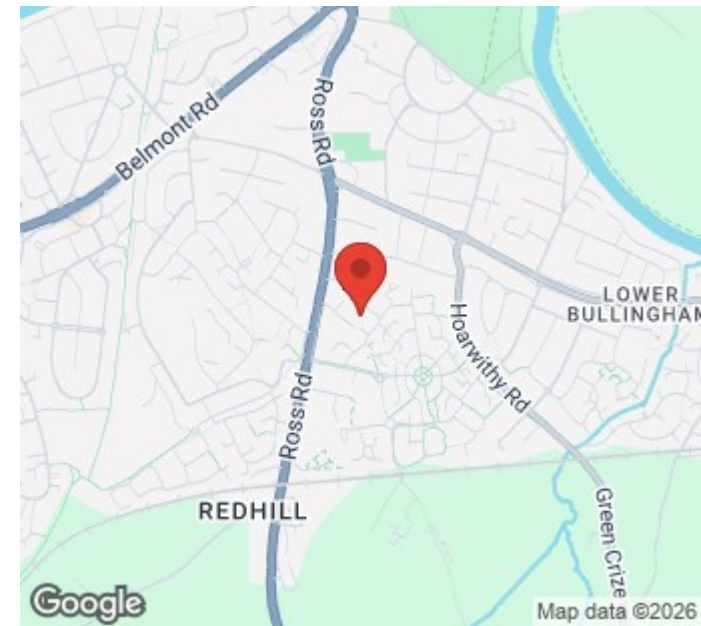


Total area: approx. 49.7 sq. metres (535.1 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

**4 Hopbine Grove**

**EPC Rating: C Hereford Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			90
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

