



## 72 REGENT GARDENS

HEREFORD HR1 1EZ

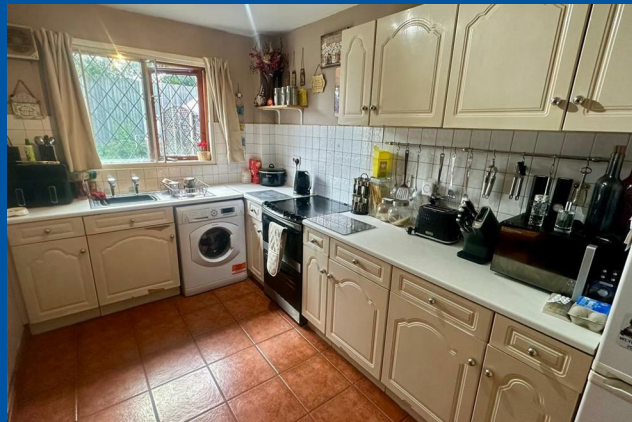
£155,000  
FREEHOLD

Peacefully situated in this convenient central location, a one bedroom back-to-back house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, a good sized garden, allocated parking and we recommend an internal inspection.



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- Easy reach of the city centre
- 1 bedroom back-to-back house
- Gas central heating
- Good sized garden
- Allocated parking space
- Ideal for first time buyers



## Canopy Porch

With a uPVC entrance door through to the

## Entrance Hall

With laminate flooring, coat hooks and door to the

## Open Plan Lounge/Kitchen

Lounge Area

With laminate flooring, double radiator, secondary glazed bay window to the front aspect, carpeted staircase to the first floor.

Kitchen Area

Fitted with a with range of wall and base cupboards, ample work surfaces, single drainer sink, tiled floor, double radiator, secondary glazed window overlooking the garden, space and plumbing for a washing machine, space for fridge/freezer, space for freestanding cooker and central spotlighting.

## First Floor Landing

With fitted carpet, built in airing cupboard also housing the Worcester gas central heating boiler and doors to

## Bedroom

With laminate flooring, radiator, secondary glazed window to the rear overlooking the garden, central ceiling light/fan, high level store cupboard and further built-in wardrobe with mirrored sliding doors.

## Bathroom

With suite comprising panelled bath with shower unit over, low flush WC, pedestal wash hand basin with

mirror fronted medicine cabinet and shaver point over, vinyl flooring, window, extractor fan and ladder style towel rail/radiator.

## Outside

The property benefits from a good sized garden which is mainly laid to lawn with a paved patio area providing the perfect entertaining space and useful timber garden shed and allocated parking space nearby.

## Property Services

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

## Outgoings

Water and drainage rates are payable.

## Directoins

Proceed north out of Hereford along Commercial Road, crossing over the railway bridge and then turning left onto Barrs Court Road, at the mini roundabout take the second left onto Kingsway, first left into Kings Crescent and then left again into Regent Gardens.

## 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.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

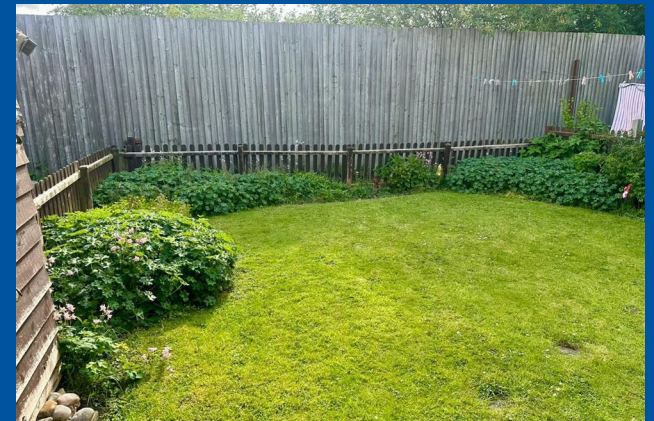
### Tenure & Possession

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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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