



3 BRIDLE ROAD

KINGS ACRE, HEREFORD HR4 0PP

£165,000
FREEHOLD

An attractive modern end-terrace property pleasantly located overlooking an open green in a well established residential area about 1½ miles northwest of the Cathedral City of Hereford. Constructed in the 1980s, the property is ideal for first-time buyers, investment or for retirement and benefits from a good-sized rear garden, off-road parking, electric storage heating and part double glazing.



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- Modern end-terrace house
- Popular residential location
- Some updating required
- One bedroom
- Good sized garden
- Off-road parking

Entrance Porch

With door to

Living Room

With gas fire, storage heater, understairs storage cupboard, staircase to first floor, window to front and door to

Kitchen

With original units, sink, plumbing for washing machine, built-in electric oven and hob, window, door to rear porch and tiled floor.

Stairs from Living Room lead to

Landing

With hatch to roof space and airing cupboard with hot water cylinder.

Bedroom

With built-in wardrobe, store cupboard, storage heater and window to the front.

Bathroom

With bath, electric shower, folding screen, wash hand basin, WC, wall mounted electric heater, shaver light and point, store cupboard, extractor fan and window.

Outside

To the front of the property is a parking space and an open plan lawned area (which could potentially be used to create additional parking).



There is side access and gate to the good sized rear garden which has a paved patio and lawned area.

Services

Mains water, electricity and drainage are connected. It is understood mains gas is available in Bridle Road.

Outgoings

Water and drainage rates are payable.

Directions

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From Hereford city centre proceed towards Brecon on the A438 (Whitecross Road). At the main Whitecross roundabout take the second exit, continuing towards Brecon on the A438, (King's Acre Road). Continue for about ¼ of a mile, and then just past the post office, turn left into Huntsman's Drive. After a short distance, turn left into Bridle Road and the property is located on the left-hand side, as indicated by the agent's For Sale board.

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

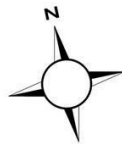
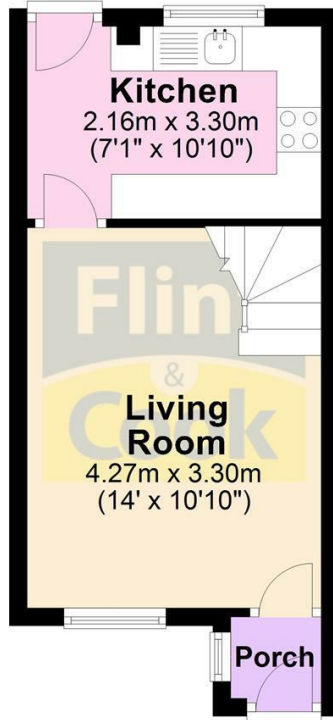
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.



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Ground Floor
Approx. 22.6 sq. metres (243.0 sq. feet)



First Floor
Approx. 21.5 sq. metres (231.9 sq. feet)



Total area: approx. 44.1 sq. metres (475.0 sq. feet)

EPC Rating: E Herefordshire Council Council Tax Band: A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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