



1 ALMELEY CLOSE
HEREFORD HR2 7EQ

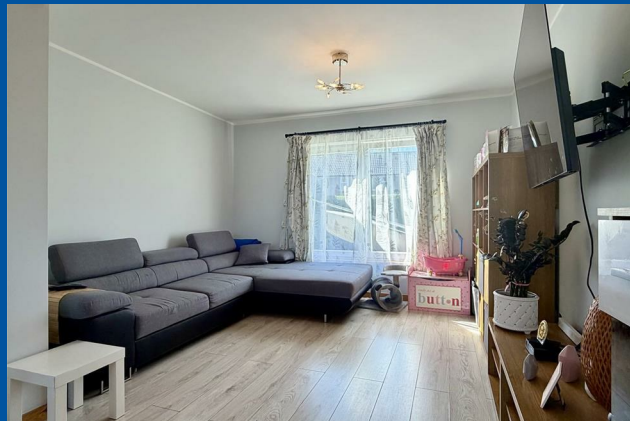
£250,000
FREEHOLD

Well-presented end of terraced house in popular residential location, close to local amenities with 3 bedrooms, gas central heating, double glazing, off-road parking, garage. No onward chain.



1 ALMELEY CLOSE

- End terraced house
- Driveway parking & garage
- Sold with no onward chain
- Three bedrooms
- Modern Kitchen, bathroom & downstairs W/C
- Ideal for a first time buyer/small family



Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor, radiator, ample space for coats and shoe storage and door leading into the

Entrance Hallway

A spacious reception hall with feature oak staircase leading up to the first floor with useful under stair storage space and feature lighting, a useful storage cupboard housing the under floor heating manifold and fuse box, central ceiling light and doors to

Downstairs W/C

With low flush w/c, wash hand basin with storage below and illuminating mirror over, wood effect flooring, recess spotlight and extractor.

Kitchen

A modern fitted kitchen comprising high gloss matching wall and base units, ample work surfaces over and tiled splash backs, stainless steel sink and drainer unit, four ring electric hob with cooker hood over and oven below, under counter space for a washing machine and dishwasher, space for a freestanding fridge/freezer, double glazed window and door out to the rear garden and opening into the

Lounge/Dining Room

A spacious light and airy lounge/dining room with dual aspect double glazed windows to the front & rear, two ceiling light points, wood effect flooring and feature oak beam.

First Floor Landing

With oak flooring, ceiling light point, airing cupboard housing the gas central heating boiler and doors leading into

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, radiator, double glazed window and ample space for wardrobes.

Bedroom Two

A second spacious double bedroom with wood effect flooring, central ceiling light, double glazed window to the front, radiator and ample space for wardrobes.

Bedroom Three

With wood effect flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Shower Room

A modern fitted suite comprising a large wall in shower with tiled surround and mains fitment rainfall shower head over, pedestal wash hand basin, low flush w/c, spotlights, two double glazed windows, chrome heated towel rail and wood effect flooring.

Outside

To the rear there is a concrete patio area perfect for entertaining with pathway leading to the front of the property and a step leading up to a good sized area of lawn and path leading to the large single garage with personal door to the rear and up and over door to the front. The garage has light and power. To the front of

the garage there is double concrete driveway with manual sliding gate to the front. The lawn extends to the side and to the front being enclosed by fencing & hedging with useful access gate.

Agents Note

1. There is under-floor heating throughout the ground floor and bathroom.
2. There is a domestic hot water system which reduces water usage and hot water is supplied to taps within seconds.

Directions

Proceed south out of Hereford along Belmont Road, take the left hand turn for Goodrich Grove, following the road round to the left and take the right hand turning for Brampton Road, proceed past the shop and a couple of hundred yards down on the left hand side is Almeley Close.

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

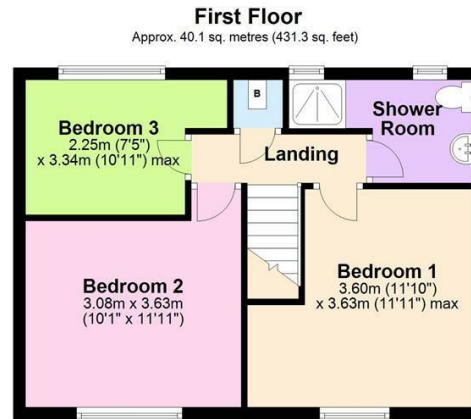
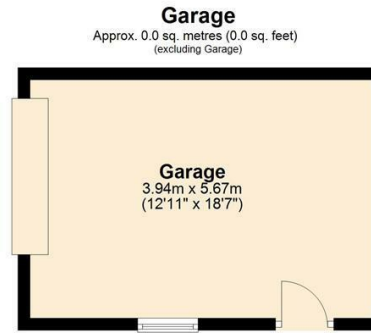
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

1 ALMELEY CLOSE





Total area: approx. 85.9 sq. metres (924.6 sq. feet)
1 Almeley Close, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

EPC Rating: C Hereford Council Tax Band: B

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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