



## 93 HIGHMORE STREET HEREFORD HR4 9PG

£315,000  
FREEHOLD

Situated in this popular residential location, a fantastic two bedroom detached bungalow offering ideal retirement accommodation and being sold with the added benefit of no onward chain. Comprising two double bedrooms, spacious lounge and conservatory, modern fitted shower room and kitchen/breakfast room. The property also benefits from driveway parking, garage and low maintenance east facing garden. A viewing is highly recommended.



# 93 HIGHMORE STREET

- Driveway, garage & low maintenance garden
- No onward chain!
- Ideal for retirement
- Popular residential location
- Detached two bedroom bungalow



## Ground floor

Recessed porch with entrance door leading into the

## Entrance hallway

With fitted carpet, radiator, coving, ceiling light point, loft hatch with pull down ladder and doors to

## Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, freestanding electric cooker, under counter space for washing machine, slimline dishwasher and larger fridge/freezer, larder cupboard, cupboard housing the gas central heating boiler, double glazed window to the rear garden and door to the driveway, ample space for a dining table.

## Living room

With fitted carpet, coving; ceiling light point, radiator, inset coal effect gas fireplace and double glazed french doors opening into the

## Conservatory

With laminate flooring, ceiling light point and fan, radiator, power points and double glazed windows and french doors out to the rear garden.

## Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blind and an array of fitted furniture to include wardrobes and drawer units with over head storage

## Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blind, two built in double wardrobes and a double freestanding wardrobe.

## Modern shower room

With double width walk in shower and electric shower head over, wash hand basin with storage below and mirrored cabinet over, low flush w/c, chrome heated towel rail, tiled floor and double glazed window.

## Outside

To the front the property is approached via iron gates leading onto a large tarmac driveway providing off road parking for several vehicles. An area of stone with a mature tree enclosed by fencing and hedging with two side access gates and access to the garage with up and over door to front and personal door to the rear. To the rear a fantastic east facing low maintenance garden laid to patio and stone with an array of ornamental plants and shrubbery, enclosed by fencing with outside summerhouse. Useful outside tap.

## Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations).

## Outgoings

Council tax band 'C' - £2,177 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

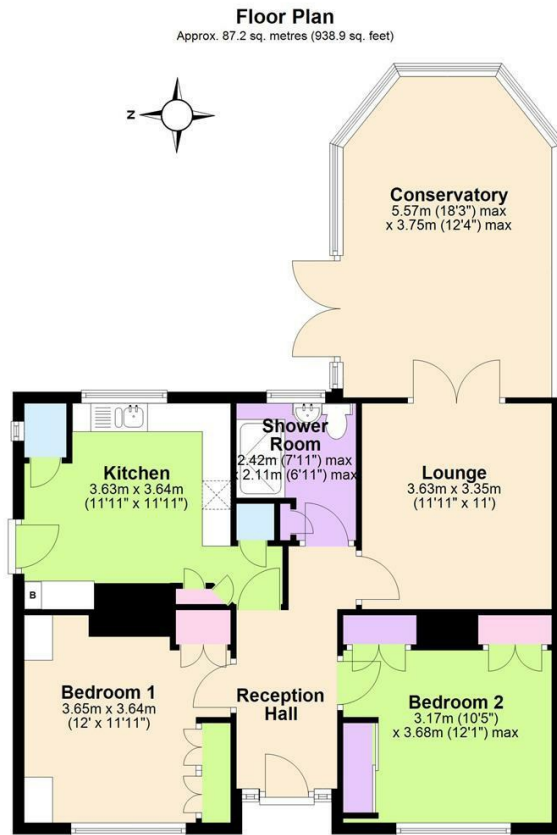
Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

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

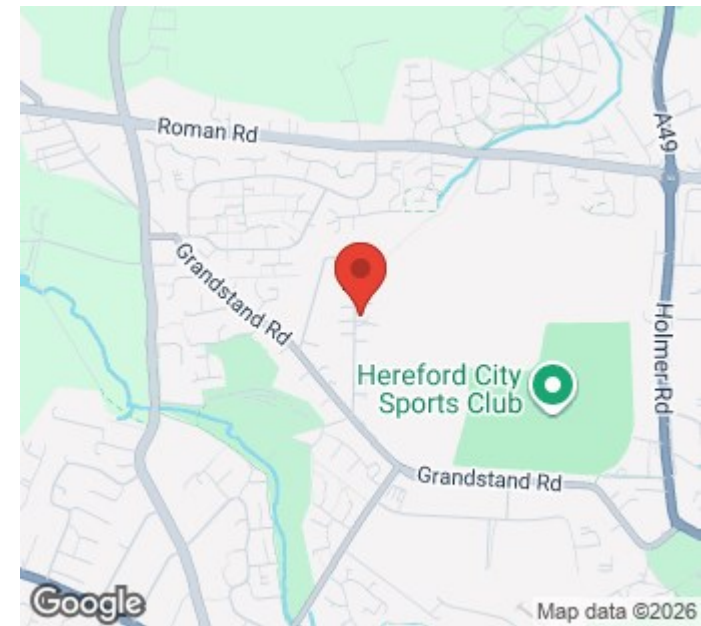
## 93 HIGHMORE STREET





Total area: approx. 87.2 sq. metres (938.9 sq. feet)  
93 Highmore Street, Hereford

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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