



47 PILLEY ROAD
TUPSLEY, HERFORD HR1 1NB

£295,000
FREEHOLD

Detached bungalow requiring modernisation situated in sought-after location close to amenities, 2 bedrooms, 2 reception rooms, off-road parking, garage and enclosed garden. Ideal for people wanting to downsize.



47 PILLEY ROAD

- Sought after location
- Detached two bedroom bungalow
- Ideal for those looking to downsize
- Driveway, garage & garden
- Sold with no onward chain
- Requires modernisation



Ground Floor

With entrance door leading into the

Entrance Porch

With carpet, wall light and entrance door leading into the

Entrance Hall

With fitted carpet, recess spotlights, two ceiling light points, radiator, gas central heating thermostat, airing cupboard housing the hot water cylinder and doors to

Lounge/Dining Room

A spacious lounge/dining room with fitted carpet, two large radiators, two ceiling light points, wall light, large double glazed window to the front aspect with fantastic views and double glazed sliding doors out to the conservatory.

Kitchen

Comprising a range of wall and base units, work surface space over and tiled splash backs, 1 1/2 bowl sink and drainer unit, four ring gas hob with cooker hood over and oven below, integrated under counter fridge, double glazed window and door to the conservatory.

Conservatory

With double glazed windows and door out to the rear garden.

Bedroom One

A spacious front facing main bedroom with fitted carpet, central ceiling light, radiator, an array of built in wardrobes, chests of drawers and dressing table and a

large double glazed window to the front aspect with fantastic views across Hereford towards the open countryside.

Bedroom Two

A second double bedroom with fitted carpet, central ceiling light, radiator, alcove with fitted shelving, double wardrobe with mirrored sliding doors and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator, ceiling light point and double glazed window.

Outside

The property is approached over a large tarmac driveway providing off road parking for many vehicles with steps leading to the front door and side access. The driveway provides access to the large garage with up and over door to front, light, power, space and plumbing for a washing machine, gas central heating boiler and gas door to the rear garden. To the rear there is a paved patio area with steps and retaining stone wall leading up to the remainder of the garden which is laid to lawn with fantastic views and enclosed by fencing.

Directions

From Hereford proceed towards Ledbury on the A438 and continue past the Rose & Crown public house and then take the 1st left onto Pilley Road before the traffic

lights. Continue along Pilley Road and the property is situated in the top right hand corner as indicated by the Agent's FOR SALE board.

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.

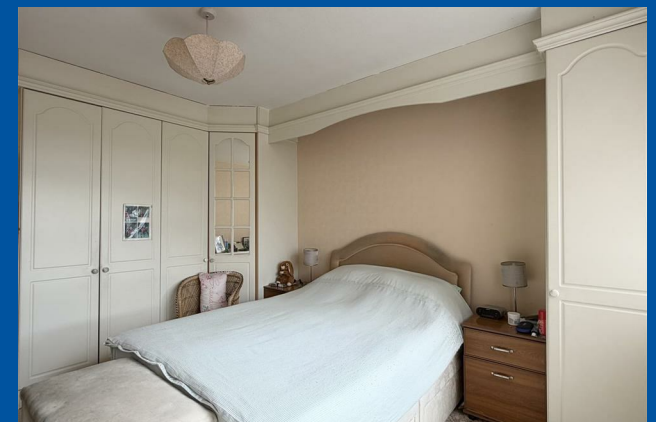
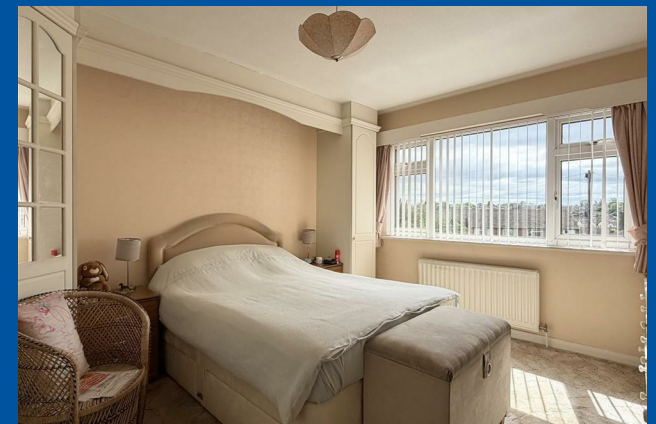
Tenure & Possession

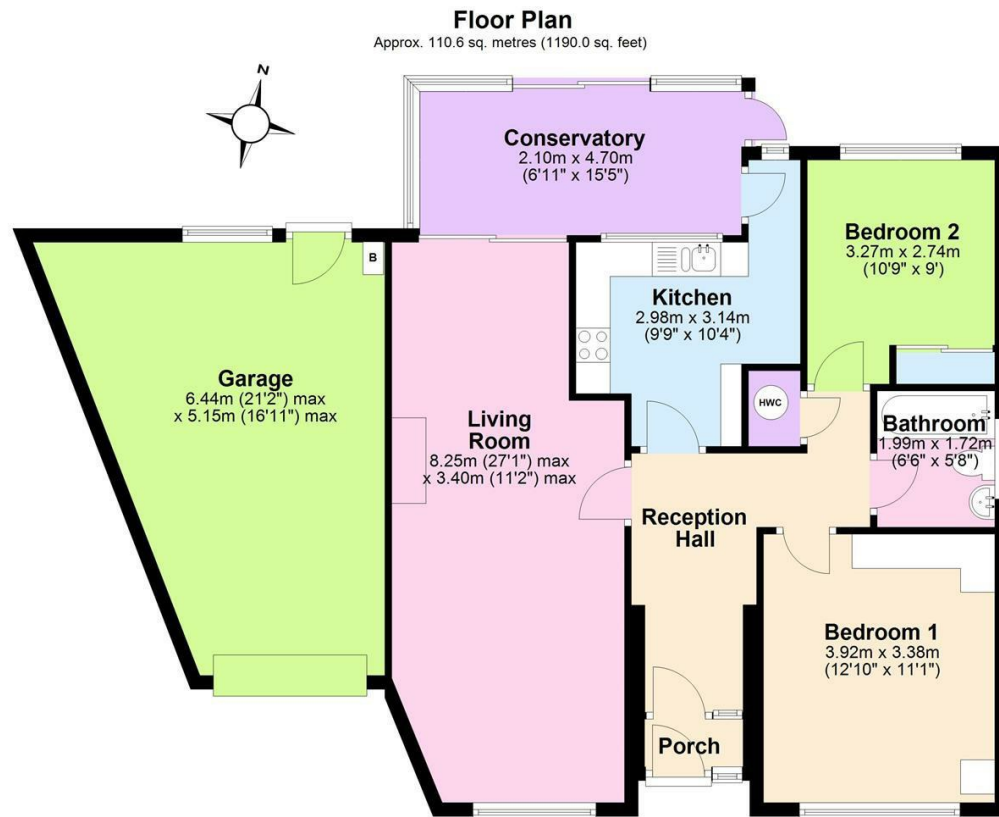
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 110.6 sq. metres (1190.0 sq. feet)
47 Pilley Road, 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			
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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