



**37 BONINGTON DRIVE**  
THREE ELMS, HERFORD HR4 0RU

**£215,000**  
FREEHOLD

Situated in this highly sought after location with excellent local amenities, a spacious 3 bedroom end terraced house now in need of modernisation and refurbishment, the property offers a wealth of potential and we recommend an internal inspection.



# 37 BONINGTON DRIVE

- Popular residential location
- Spacious end of terrace house
- 3 good sized bedrooms
- Requires modernisation & refurbishment
- Offering superb potential
- No onward chain



## Side Entrance Porch

With double glazed entrance door, access to the rear garden and internal glazed door to the

## Reception Hall

With stairs to the first floor and door to the

## Living Room

With a large double glazed window to the rear, serving hatch from the kitchen and glazed panel door to the lean-to rear porch.

## Kitchen

In need of modernization, currently comprising a double drainer sink, base cupboards with work surfaces, double glazed window to the front aspect, understairs storage cupboard, space for appliances and a serving hatch through to the living room.

## First Floor Landing

With access hatch to the loft space, built in airing cupboard with a further cupboard to the side and doors to

## Bedroom 1

With double glazed window to the rear and a corner wardrobe.

## Bedroom 2

With double glazed window to the front aspect and corner storage cupboard.

## Bedroom 3

With a double glazed window to the rear.

## Bathroom

In need of modernization, but currently comprising a bath with shower unit over with glazed screen, pedestal wash hand basin, low flush WC and a double glazed window.

## Outside

To the front of the property is an enclosed garden with a driveway providing off road parking leading up to the Garage

With up and over door, power and light points and ample storage space.

To the rear is an enclosed garden, mainly laid to lawn and bordered by flowers and shrubs.

## Property Services

Mains water, electricity, drainage and gas are connected.

## Outgoings

Water and drainage rates are payable.

## Directions

Proceed west out of Hereford along Whitecross Road, taking the third exit at the monument roundabout on to Three Elms Arms Road, after approximately 1 mile turn left into Bonington Drive.

## 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

### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Money Laundering Regulations**

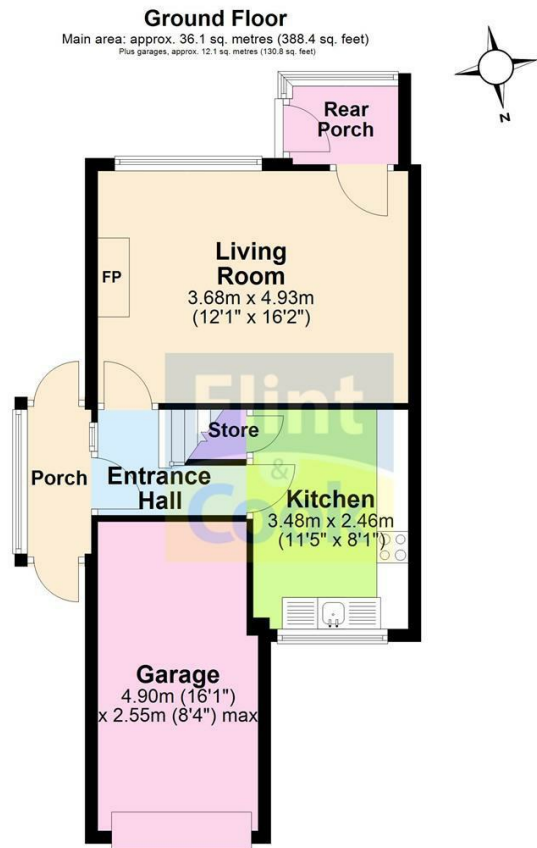
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **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.

## **37 BONINGTON DRIVE**





Main area: Approx. 71.9 sq. metres (773.8 sq. feet)  
Plus garages, approx. 12.1 sq. metres (130.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		23	
(1-20) <b>G</b>			
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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