



26 WAGGONERS WAY

HEREFORD HR2 6RJ

£215,000

Situated in this popular residential location south of Hereford City, a well presented two bedroom mid terraced home offering ideal first time buyer accommodation. The property benefits from gas central heating, double glazing, a single garage with off road parking and low maintenance rear garden. A viewing is highly recommended.



26 WAGGONERS WAY

- Two bedroom mid terraced
- Popular residential location
- Ideal for first time buyers
- Garage & off road parking
- Low maintenance rear garden
- Must be viewed!



Ground Floor

With entrance door leading into the

Entrance Hallway

With wood effect flooring, radiator, ceiling light point, hive central heating thermostat, carpeted stairs leading up and doors leading into

Kitchen

A fitted kitchen with matching wall and base units with ample workspace space over, 1 1/2 bowl sink and drainer unit, integrated four ring gas hob with cooker hood over and oven below, under counter space for washing machine and dishwasher and space for a freestanding fridge/freezer, double glazed window to the front aspect, radiator and ceiling light point.

Living Room

With fitted carpet, radiator, ceiling light point, useful under stair storage cupboard and double glazed french doors opening into the

Conservatory

With tiled floor, two wall lights, double glazed windows and doors out to the rear garden.

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, double glazed window to the front aspect, radiator, wall mounted fuse box and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboards and doors to

Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, built in storage cupboard and ample space for further wardrobes.

Bedroom Two

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, vinyl flooring and radiator.

Outside

To the rear a low maintenance rear garden laid to stone with a small area of artificial grass, bordered with plants and shrubbery and enclosed by fencing. A rear access gate leads out to the single garage with up and over door and parking space to the front. There is further on street parking available to the front.

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

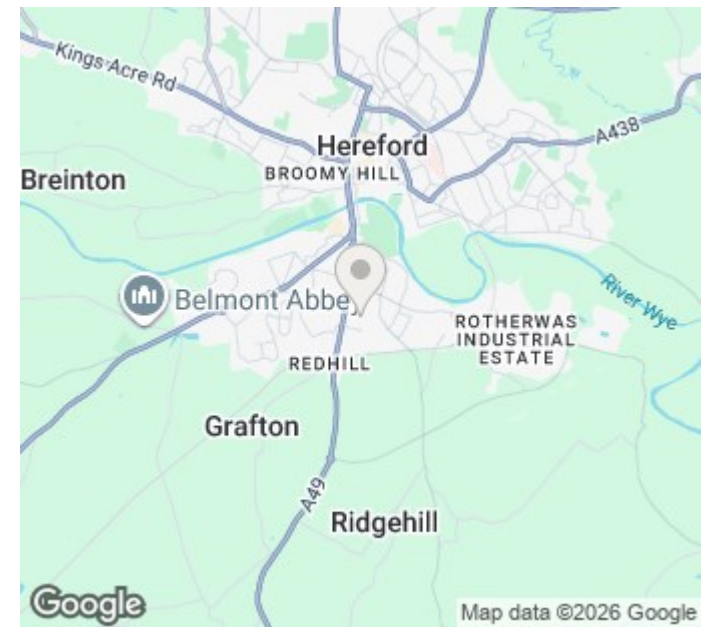
Strictly by appointment through the Agent (01432) 355455.


Directions

From Hereford City Centre proceed south heading over Greyfriars Bridge, heading left onto the A49 towards Ross On Wye. Proceed along Ross Road taking the left turn after the third set of traffic lights onto Bullingham Lane and take the immediate left onto Waggoners Way where the property is situated a short distance down on the right hand side.

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