28 DORMINGTON DRIVE

TUPSLEY, HEREFORD HR1 1SA

Asking Price £225,000

FREEHOLD

Lovely semi detached bungalow in popular residential location with 2 double bedrooms, 2 reception rooms, good sized garden, off-road parking. Sold with no onward chain. Viewing advised.

Flint & Cook

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• Sold with no onward chain • Two double bedrooms • Driveway parking & enclosed rear garden • Semi Detached bungalow • Sought after residential location • Ideal for retirement

Ground Floor

With composite entrance door leading into the

Entrance Hall

With vinyl flooring, ceiling light point, wall mounted gas central heating boiler, cupboard housing the fuse box and meters, ample space for coat and shoe storage with door leading into the

Living Room

With fitted carpet, radiator, ceiling light point, coving, double glazed window to the front aspect, feature woodburning stove with tiled hearth, a door then leads into the

Inner Hall

With fitted carpet, ceiling light point, loft hatch, small storage cupboard and doors to

Dining/Living Room

A spacious reception space with vinyl flooring, large double glazed window to the front aspect, two ceiling light points, radiator and opening into the

Kitchen

A modern fitted kitchen with white high gloss base units with work surface space over, stainless steel sink and drainer, four ring electric hob and electric oven, under counter space for washing machine and freestanding space for a fridge/freezer & tumble dryer. Two ceiling strip lights, double glazed door to the front and french doors out to the rear garden.

Bedroom One

With fitted carpet, radiator, ceiling light point, large built in double wardrobe cupboard and single storage cupboard, double glazed window overlooking the rear garden.

Bedroom Two

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

Bathroom

Comprising panelled bath with handheld shower attachment over and tiled surround, pedestal wash hand basin, radiator, ceiling light point and extractor.

Toilet

With low flush w/c, ceiling light point, radiator and extractor.

Outside

To the front of the property there is a large stoned driveway providing off road parking with access to the front door and access door leading into the kitchen. Steps from the French doors lead down to a stoned patio area leading across to a paved patio area with an area of lawn. Stoned steps lead down to a further area of lawn and a raised decked area enclosed by fencing. There is a useful outside storage shed.

Directions

Proceed east out of Hereford city along Blueschool Street and continuing to Bath Street, St Owen Street and Ledbury Road, after passing the Rose and Crown public

house turn right into Quarry Road then second left into Dormington Drive.

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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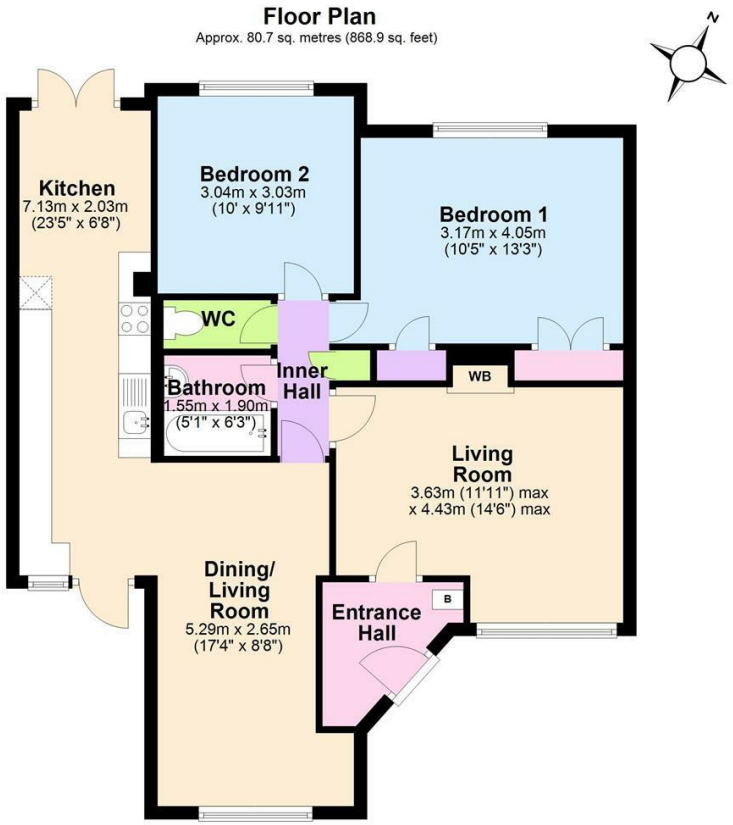
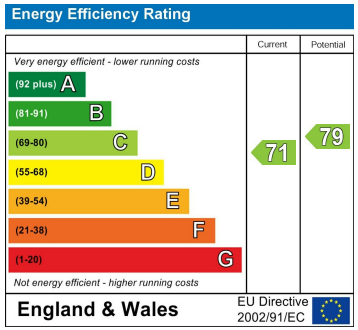


28 Dormington Drive, Hereford



EPC Rating: C Hereford Council Tax Band: C

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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