



72 BONINGTON DRIVE

HEREFORD HR4 0RU

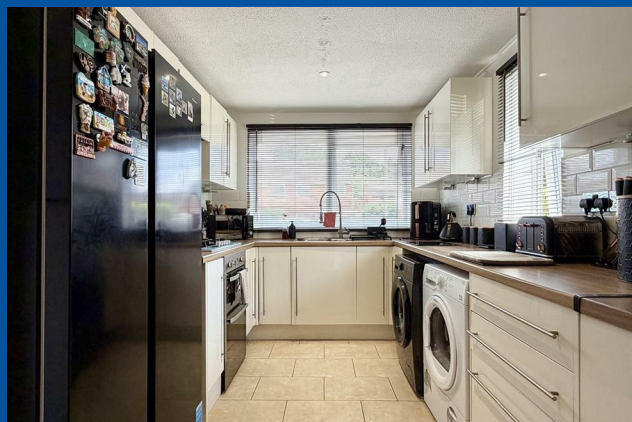
£285,000
FREEHOLD

Situated in this sought after residential location, a well presented three bedroom end of terrace property offering an ideal home for a first time buyer or family. The property which has been extended to the ground floor benefits from spacious accommodation comprising a kitchen/dining/family room, living room & downstairs W/C to the ground floor with three bedrooms and modern shower room to the first floor. Outside the property benefits from an enclosed garden and off road parking. A viewing is highly recommended.



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- Semi detached house • Popular residential location • Three bedrooms, downstairs W/C, modern shower room • Ideal for a first time buyer/family • Driveway & enclosed garden • Must be viewed!



Ground Floor

With upvc entrance door leading into the

Entrance Porch

With wood effect flooring, recess spotlight, space for coat and shoe storage, double glazed window to the side and doors leading to the rear garden and into the

Entrance Hall

With tiled floor, radiator, ceiling light point, carpeted stairs leading up, useful storage cupboard and doors leading into the

Living Room

A spacious lounge with fitted carpet, central ceiling light point, coving, dado rail, radiator, double glazed window and french doors leading out to the rear garden.

Kitchen/Dining/Family Room

A modern fitted kitchen comprising a range of wall and base units with ample work surface space over and tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, five ring gas hob with extractor over and oven below, space for a freestanding fridge/freezer, under counter space for a washing machine and tumble dryer, tiled floor, spotlights, within the kitchen space there are dual aspect double glazed windows to the front and side. The kitchen opens up into a good sized dining/family space with vinyl flooring, a double glazed window to the front aspect, radiator, wall mounted fuse box and door into the

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back and ceiling light point.

First Floor Landing

With fitted carpet, recess spotlight, loft hatch with pull down ladder and doors leading to

Bedroom One

A spacious main bedroom comprising fitted carpet, ceiling light point, radiator, large double glazed window to the rear aspect and useful built in wardrobe with fitted hanging rails and ample space for further fitted storage.

Bedroom Two

A second double with fitted carpet, ceiling light point, radiator, useful built in storage cupboard over the stairs and double glazed window to the front aspect.

Bedroom Three

A good sized third bedroom with fitted carpet, central ceiling light, radiator and double glazed window to the rear aspect.

Shower Room

A modern fitted shower room comprising a walk in shower with panelled surround and mains fitment rainfall shower head over, wash hand basin with storage space below, low flush w/c, hearted towel rail, spotlights and double glazed window.

Outside

To the rear there is a good sized low maintenance

garden made of two patio areas and an area of lawn. There is a good sized wooden storage shed and the garden is enclosed by fencing. To the front a dropped curb gives access to a double width driveway with parking for two.

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.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

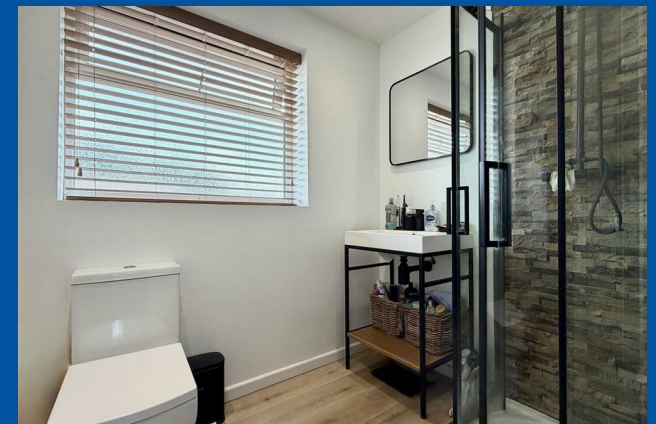
Residential lettings & property management

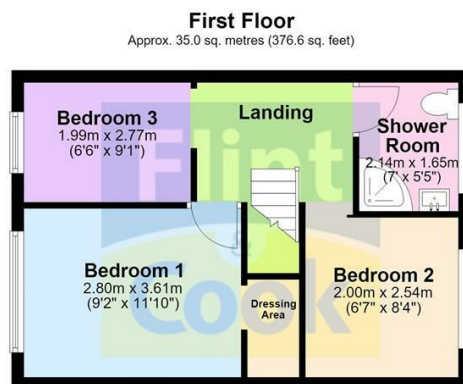
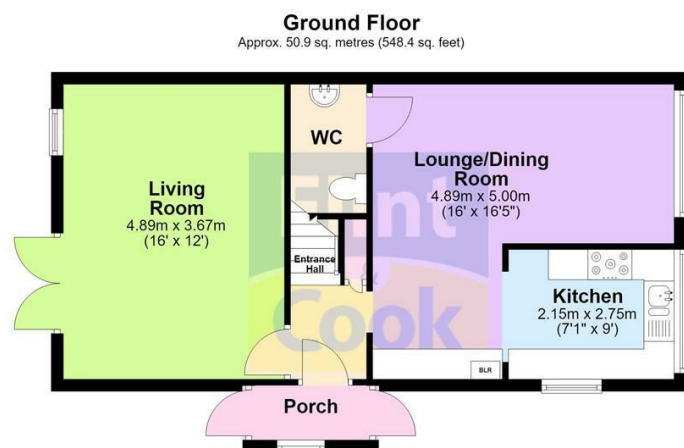
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

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Total area: approx. 85.9 sq. metres (925.1 sq. feet)

EPC Rating: C Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

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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