



45 WAGGONERS WAY

HEREFORD HR2 6RJ

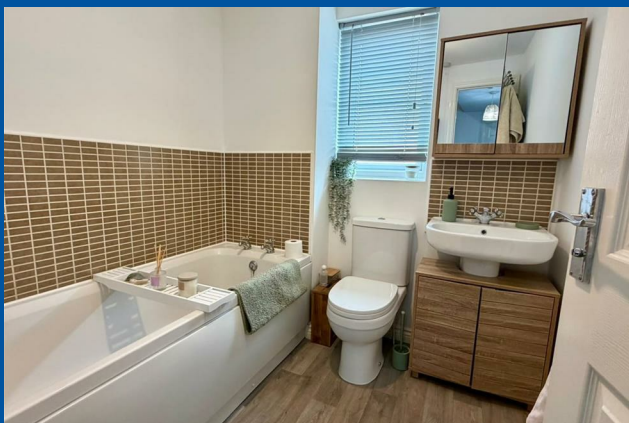
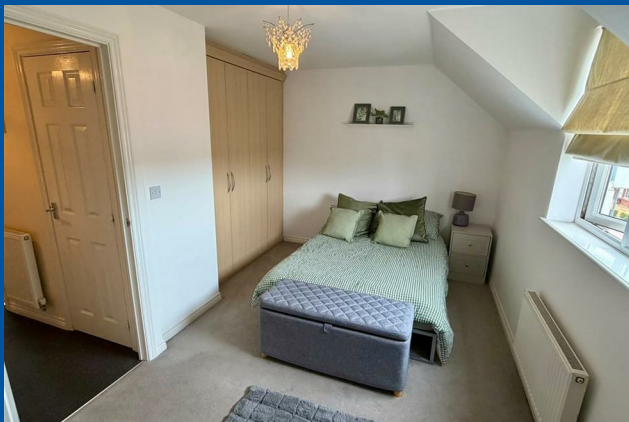
Asking Price £265,000
FREEHOLD

Peacefully situated on the southern outskirts of the city, a deceptively spacious 3/4 bedroom, three-storey end terraced house offering ideal first time buyer/small family accommodation. The property, which is well presented throughout, has the added benefit of gas central heating, double glazing, newly fitted kitchen, ensuite shower room, garage and double length driveway. To fully appreciate this property we strongly recommend an internal inspection.



45 WAGGONERS WAY

- Outskirts of the City • Spacious 3/4 bedrooms, 3-storey end-house • Modern fitted kitchen/dining room • Ensuite shower room • Garage and double length driveway • Must be viewed



In more detail the well-maintained accommodation comprises

Entrance door through to

Spacious Reception Hall

With laminate flooring, central heating thermostat, carpeted turning staircase to the first floor, useful cloaks/shoe cupboard, radiator and door to

Downstairs Cloakroom

With low flush WC, radiator, pedestal wash hand basin, tiled splashback, vinyl flooring and double glazed window with blind.

Kitchen/Dining Room

With updated range of units comprising ample wall and base cupboards, worksurfaces with splashbacks, Butler style sink with mixer tap over and double glazed window above overlooking the rear garden, space for dining/breakfast table, radiator, laminate flooring, double glazed double doors to the rear patio and garden, useful understairs store cupboard, built-in fridge-freezer, single oven, four ring gas hob with splashback and cooker hood over, dishwasher and range of lighting.

Snug/Office/Bedroom 4

With laminate flooring, radiator and double glazed window to the front aspect with blind.

First Floor Landing

With fitted carpet, radiator, store cupboard with shelving and door to

Lounge

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear with blinds, partial panelled wall and range of built-in wardrobes.

Bathroom

With suite comprising panelled bath with partial tiled wall surround, low flush WC, pedestal wash hand basin with tiled splashback, mirror fronted medicine cabinet over, vinyl flooring, double glazed window with blind and radiator.

Second Floor Landing

With fitted carpet, radiator, double glazed window to the side, built-in airing cupboard and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, range of built-in wardrobes, access hatch to loft space and door to

Ensuite Shower Room

With suite comprising pedestal wash hand basin with splashback over, low flush WC, corner shower cubicle with glazed doors, panelled walls and rainwater style shower head above, extractor fan, Velux roof light, radiator and vinyl flooring.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and range of built in wardrobes.

Outside

The front garden has been landscaped for easy maintenance enclosed by hedging with a paved pathway leading to the front entrance door and continuing to the side to provide access to the rear.

To the immediate rear of the property there is a good sized paved patio area with overhead awning providing the perfect entertaining space. The good sized rear garden has been landscaped, again for easy maintenance, and is enclosed by high fencing for privacy with useful door into the Garage.

SINGLE GARAGE with up-and-over door, power and light points, ample storage space, personnel door to the side and driveway to front providing off-road parking for at least two vehicles.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3words [///long.sounds.item](#)

Proceed south out of Hereford city centre on the A49 (Ross Road) and at the traffic lights turn left onto Bullingham Lane and then first left onto Waggoners Way.

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

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

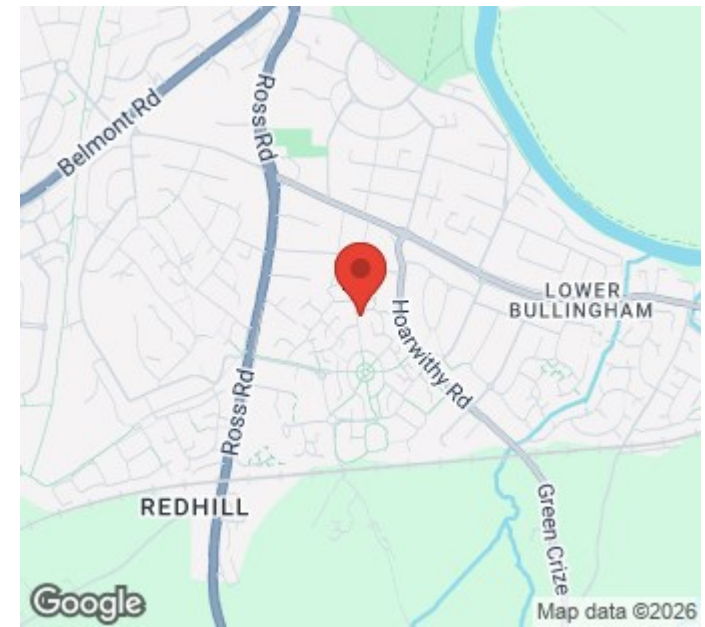
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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.

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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: Herefordshire Council Tax Band: D

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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