



9 FALLOWFIELD CLOSE HEREFORD HR2 7NZ

Asking Price £159,950
FREEHOLD

An ideal opportunity for first-time buyers or investors, this well-presented one-bedroom back-to-back home offers comfortable, low-maintenance living within a popular residential location. The property benefits from a bright open-plan living space, gas central heating, double glazing, off-road parking and, unusually for a home of this type, a generous private garden.



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- Ideal for a first time buyer/investor
- Must be viewed
- One bedroom back to back
- Driveway parking & large garden
- Gas central heating & double glazing
- Popular residential location



Ground Floor

With entrance porch, useful storage space with the gas and electric meters and entrance door leading into the

Open Plan Living

A fantastic open space with wood effect flooring throughout, a useful storage cupboard housing the wall mounted electric fuse box, there is work surface space with under counter space for a tumble dryer. The living space has carpeted stairs leading up, a radiator, central ceiling light and double glazed door out to the fantastic garden space. The modern kitchen is fitted with a range of wall and base units with ample workspace over, there is a breakfast bar with two feature hanging ceiling lights over, stainless steel sink and drainer, four ring gas hob with oven below, under counter space and plumbing for a washing machine and space for a free standing fridge/freezer, there is a wall mounted gas central heating boiler and the kitchen also has an additional radiator, spotlights and a double glazed window overlooking the garden.

First Floor Landing

With fitted carpet, spotlights, loft hatch, a large double storage cupboard with sliding doors and doors leading into the

Bedroom

A good sized double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the rear overlooking the garden and a large open fronted storage space, ideal for a wardrobe.

Bathroom

Three piece suite comprising a panelled bath with electric shower head over and part tiled surround, low level w/c, pedestal wash hand basin with part tiled splash back and illuminating mirror over, radiator, spotlights and a double glazed window to the rear aspect.

Outside

To the front there is a good sized driveway laid to concrete with additional stoned parking. Double gates and separate pedestrian gate open into the rear garden. The garden is a particular feature of the property being a fantastic sized with a paved patio area and covered wooden pergola with useful outside power and tap leading to a large area of lawn with an additional patio area and large wooden storage shed. The garden is fully enclosed by fencing.

Directions

Proceed south out of Hereford City on the A465 Belmont Road. After passing the Farm Foods on the left hand side, take the next turning left into Walnut Tree Avenue, first right into Holme Lane. After approximately 400 yards, turn left into Fallowfield Close and number 9 is on your left hand side as indicated by the agent's FOR SALE board.

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

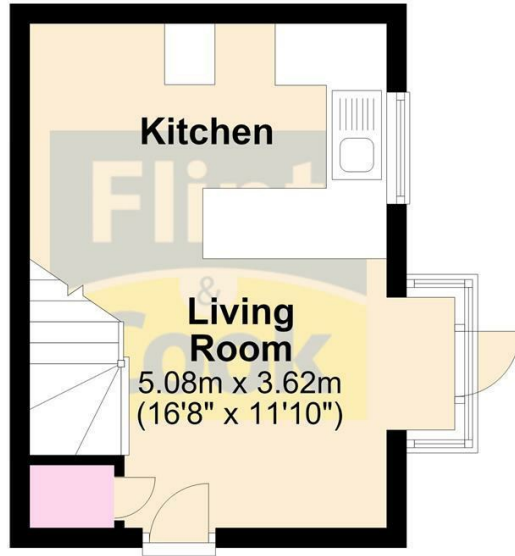
Strictly by appointment through the Agent (01432) 355455.

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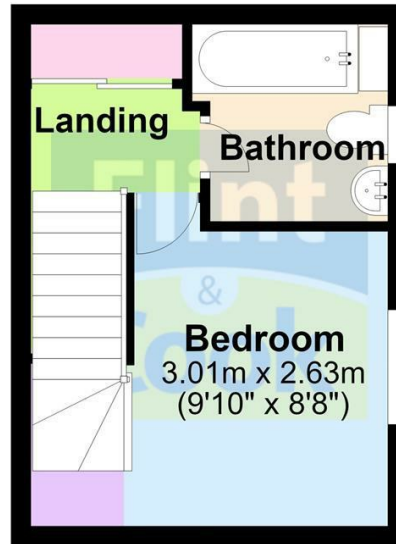
Ground Floor

Approx. 18.9 sq. metres (203.0 sq. feet)



First Floor

Approx. 18.4 sq. metres (197.8 sq. feet)



Total area: approx. 37.2 sq. metres (400.8 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	71	
(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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