



## 31 FALLOWFIELD CLOSE

HEREFORD HR2 7NZ

£155,000  
FREEHOLD

Situated within this quiet cul-de-sac location south of Hereford City, a spacious one bedroom back to back end terraced property offering ideal first time buyer/ investor accommodation and being sold with the benefit of no onward chain. The property benefits from gas central heating, double glazing, off road parking and a viewing is highly recommended.



# 31 FALLOWFIELD CLOSE

- One bed back to back property
- Off road parking & low maintenance garden
- Gas central heating & double glazing
- Ideal for a first time buyer/investor
- Sold with no onward chain
- Must be viewed!



## Ground Floor

With entrance door leading into the

### Entrance Porch

With two fitted wall cabinets, radiator, ceiling light point, space for coat and shoe storage, access to the gas and electric meters and door leading into the

### Kitchen/Dining Room

A spacious kitchen/dining room comprising a fitted white kitchen with a range of wall and base units, ample work surface space over with tiled splash backs, stainless steel sink and drainer, fitted breakfast bar, four ring electric hob with oven below and cooker hood over, wall mounted gas central heating boiler, under counter space and plumbing for a washing machine and space for a freestanding fridge/freezer, ample space for a dining table, two ceiling light points, useful storage cupboard, carpeted stairs leading up and double doors opening into the

### Living Room/Conservatory

A fantastic addition providing living space with wood effect flooring, radiator, central ceiling light, feature fireplace with electric plug in wood burning style fire, double glazed windows and french doors leading out to the garden.

### First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

## Bedroom

A double bedroom with fitted carpet, ceiling light point, radiator, double glazed window and large double built in wardrobe with hanging rail and fitted shelving.

### Shower Room

A modern fitted shower room comprising a large double width walk in shower with fully tiled surround and electric shower head over, low flush w/c, pedestal wash hand basin, wood effect flooring, double glazed window and chrome heated towel rail.

## Outside

The property is approached via an iron gate opening into the garden area which is laid to patio for ease and low maintenance and enclosed by fencing. There is a useful outside tap and outside shed. There is a driveway parking space to the front with double gates opening into the garden offering an ideal second space or a further useful garden area.

## Directions

From Hereford proceed on the A465 towards Abergavenny and continue past a small parade of shops (Farm Foods) then turn left into Walnut Tree Avenue. Almost immediately turn right into Home Lane and then left into Fallowfield Close. The property is located in the left corner of the cul-de-sac, as indicated by the agents' 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**

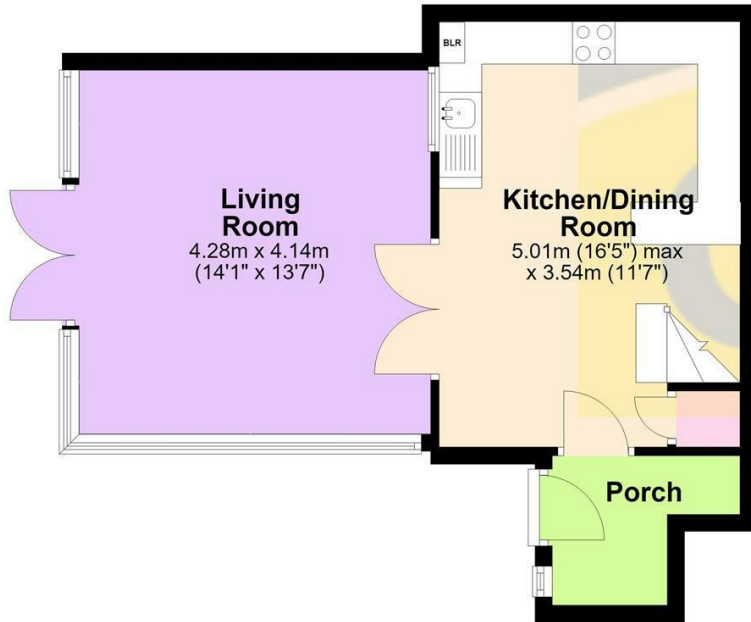
Strictly by appointment through the Agent (01432) 355455.

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### Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



### First Floor

Approx. 17.2 sq. metres (184.8 sq. feet)



Total area: approx. 56.2 sq. metres (605.3 sq. feet)

**EPC Rating: D Council Tax Band:**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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