





13 BRIDLE ROAD

KINGS ACRE, HEREFORD HR4 0PP

Asking Price £365,000

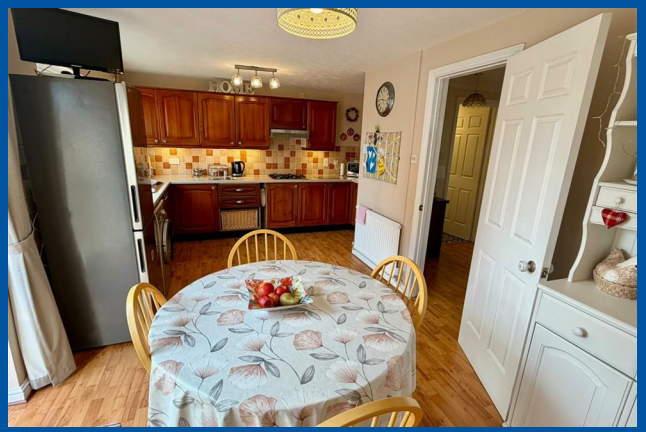
FREEHOLD

Peacefully situated in this highly sought after location, an impressive 4 bedroom detached house offering ideal family accommodation. The property is well presented throughout and has the added benefit of gas central heating, double glazing, easy to maintain gardens, garage and driveway. To fully appreciate this property we strongly recommend an internal inspection.

Flint & Cook

13 BRIDLE ROAD

• Impressive 4 bedroom detached house • Lounge, Kitchen/Diner & Conservatory • En suite Shower Room • Garage • Off-road parking • Ideal family home





In more detail, the well-maintained accommodation comprises:

Canopy porch with UPVC entrance door to

Reception Hall
With laminate flooring, radiator, coved ceiling, double glazed window to front aspect, carpeted staircase to the first floor, central heating thermostat, useful understairs store cupboard and door to

Downstairs Cloakroom
With low flush WC, vanity wash hand basin with storage below and splashback over, tiled floor, radiator and double glazed window with roller blind.

Lounge
With fitted carpet, two radiators, coved ceiling, range of lighting, decorative wall, feature fireplace with hearth and display mantel over, double glazed window to rear and double glazed double doors to

Conservatory
Of brick and UPVC construction with tiled floor, power points, opening window vents, roller blinds and double doors to the garden.

Impressive Open Plan Kitchen/Dining Room
Dining Area with laminate flooring, radiator and double glazed double French doors to patio and garden.
Kitchen area with 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, laminate flooring, double glazed window overlooking garden, space for upright fridge/freezer, built-in double oven and four ring gas hob with cooker hood over, radiator and space and plumbing for washing machine.

First Floor Landing
With fitted carpet, built-in airing cupboard also housing the updated Worcester gas central heating boiler, access hatch to loft space with pull down ladder and door to

Bedroom 1
With fitted carpet, radiator, double glazed window enjoying a pleasant outlook, decorative wall, built-in wardrobes with folding doors and door to

En Suite Shower Room
With suite comprising shower cubicle with panelled walls, rail and curtain, pedestal wash hand basin with splashback and touch-light mirror over, further wall mirror, low flush WC, radiator, vinyl flooring and double glazed window with roller blind.

Bedroom 2
With fitted carpet, radiator, double glazed window and built-in wardrobe with folding door.

Bedroom 3
With fitted carpet, radiator and double glazed window enjoying pleasant outlook.

Bedroom 4
With fitted carpet, radiator, double glazed window with roller blind and built-in wardrobe with folding door.

Bathroom

With suite comprising panelled bath with panelled wall surround and shower unit over with rail and curtain, pedestal wash hand basin, low flush WC, radiator, vinyl flooring, wall mirror and double glazed window with roller blind.

Outside

To the immediate front of the property is a paved patio area with side gate leading to the driveway and Garage. Steps lead up to the raised front garden which is laid to lawn bordered by flowers, shrubs and hedging.

To the side of the property is a good sized driveway with lawned garden to the side and access to the DETACHED SINGLE GARAGE with up and over door, power and light points and ample storage space.

To the immediate rear is a good sized area which has been landscaped for easy maintenance, providing the ideal space for entertaining with lawned area and is enclosed by high fencing to maintain privacy. There is a useful side gate and GREENHOUSE also.

Property Services

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

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

Proceed west out of Hereford City along Whitecross Road taking the second exit at Whitecross roundabout onto Kings Acre Road. After approximately ½ mile turn left into Huntsmans Drive and then first left into Bridle Road. The property is located on the left hand side.

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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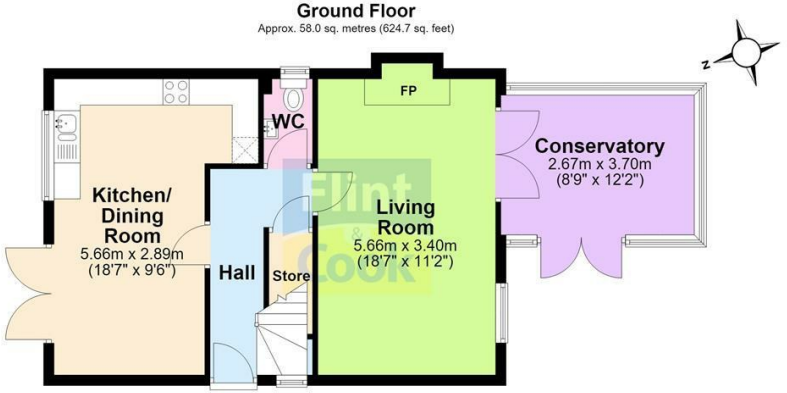






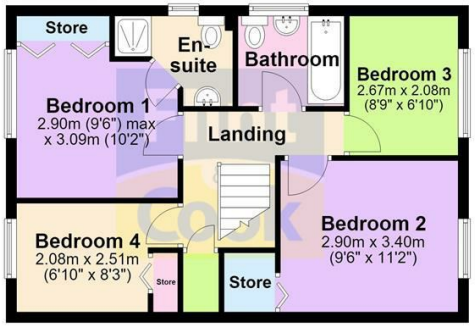
Ground Floor

Approx. 58.0 sq. metres (624.7 sq. feet)

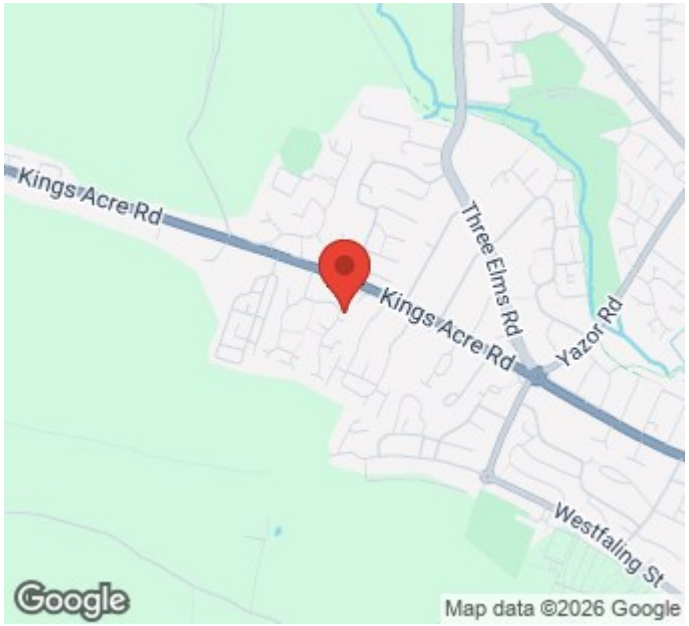


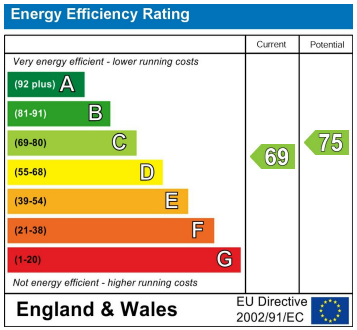
First Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 105.9 sq. metres (1140.1 sq. feet)





EPC Rating: C Hereford 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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