



HAZELBRAE HUNTSMANS DRIVE

KINGS ACRE, HEREFORD HR4 0PN

£335,000
FREEHOLD

Peacefully situated in this highly sought after location, an impressive 2 bedroom modern detached bungalow offering ideal retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, double glazing, modern kitchen and bathroom, easy to maintain gardens & ample off-road parking.



HAZELBRAE HUNTSMANS DRIVE

- Highly sought after location
- Impressive detached bungalow
- Modern kitchen and bathroom
- 2 good sized bedrooms
- Ideal for retirement
- No onward chain



In more detail, the accommodation comprises

Canopy Porch with partially double glazed entrance door through to

Spacious Reception Hall

With fitted carpet, radiator, large access hatch with pull down ladder to the loft space, central heating thermostat and door to

Lounge

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds and double glazed double doors to

Conservatory

Of brick and UPVC construction with tiled floor, power and light points, vertical blinds, opening window vents and double doors to the side patio.

Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, double glazed window to the front aspect with roller blind, corner cupboard housing gas central heating boiler, tiled floor, space for dining/breakfast table, radiator, built-in double oven and 5 ring gas hob with cooker hood over, built-in washing machine and dishwasher and partially double glazed door to

Side Porch

With tiled floor, opening window vents, door to front, power and light points.

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear with vertical blinds, range of fitted wardrobes with central mirrored doors and over bed pull light switch.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with vertical blinds and over bed pull light switch.

Bathroom

With suite comprising bath, pedestal wash hand basin, low flush WC, separate shower cubicle with glazed door and rainwater style shower head above, tiled floor and wall surround for easy maintenance, recessed spotlighting, double glazed window with roller blind, wall mirror and ladder style towel rail/radiator.

Outside

To the front of the property is a tarmac driveway with turning area providing ample off-road parking facilities. The remainder of the front garden has been landscaped for easy maintenance and enclosed by walling and fencing for privacy.

To one side of the property is a paved patio area with useful timber GARDEN SHED and gate leading to the rear.

To the rear and other side of the property there are good sized paved patio areas providing the perfect

entertaining spaces, all enclosed by fencing and walling for privacy.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

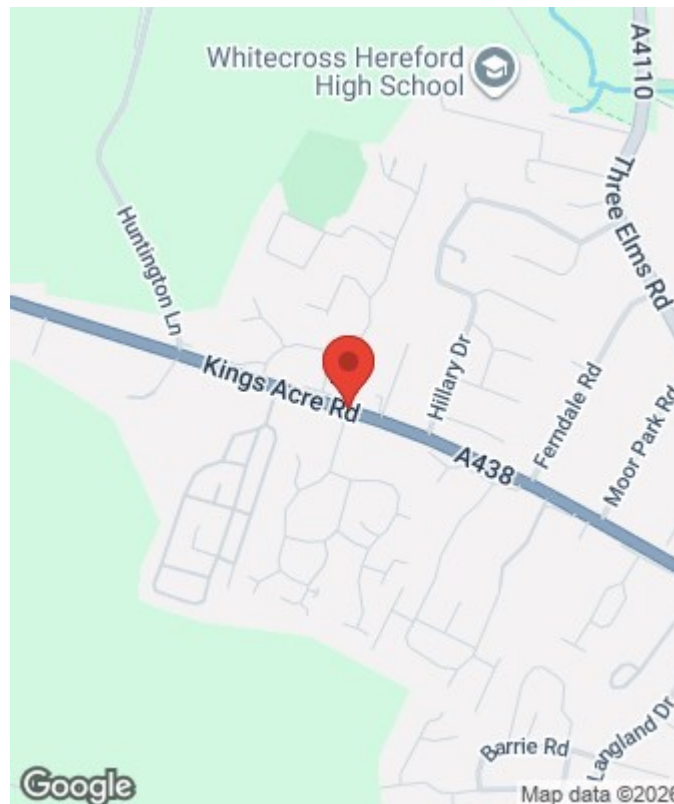
Money Laundering

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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EPC Rating: Hereford Council Tax Band: D

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

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

