



11 FALLOWFIELD CLOSE HEREFORD HR2 7NZ

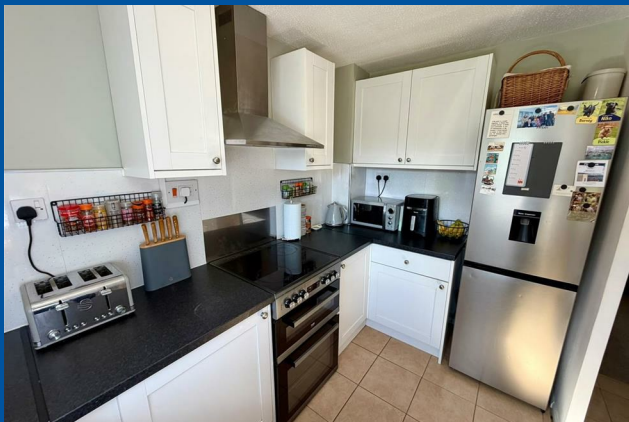
Asking Price £194,500
FREEHOLD

Peacefully situated in this well established location, a deceptively spacious 2 bedroom extended semi-detached house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazed windows, generous sized living accommodation, good sized rear garden, garage and driveway. To fully appreciate this property we strongly recommend an internal inspection.



11 FALLOWFIELD CLOSE

- Within easy reach of the city centre
- Spacious 2 bedroom semi-detached house
- Extended Living Room and Fitted Kitchen
- Ideal for first time buyers
- Good sized rear garden
- Must be viewed!



In more detail the well-presented accommodation comprises glazed panelled entrance door to

Enclosed Entrance Porch

With storage space, meter cupboards and partially glazed panelled door to

Reception Hall

With tiled floor, radiator, carpeted staircase to the first floor with storage beneath and archway to

Kitchen

Fitted with a range of wall and base cupboards, ample worksurfaces with splashbacks, single drainer sink unit with mixer tap over, radiator, tiled floor, space for appliances, double glazed window to the front aspect and corner cupboard also housing the updated Worcester gas central heating boiler.

Large Extended Lounge/Dining Room

With fitted carpet, two radiators, fire surround, double glazed windows and door to the rear garden.

First Floor Landing

With fitted carpet, store/airing cupboard with shelving, access hatch to loft space and door to

Bedroom 1

With fitted carpet, radiator, space for wardrobes and double glazed window enjoying a pleasant outlook across the rear garden.

Bedroom 2

With fitted carpet, radiator, double glazed window to

the front aspect, built-in double wardrobe with further hanging space and storage to the side.

Bathroom

With suite comprising panelled bath with shower unit over and glazed screen, pedestal wash hand basin, low flush WC, radiator, panelled walls for easy maintenance and double glazed window.

Outside

To the front of the property there is a driveway laid to chippings providing off-road parking and a lawned area.

The property also benefits from a SINGLE GARAGE with up-and-over door, power and light points, ample storage space and personnel door to the rear.

To the immediate rear of the property is an area laid to chippings, a perfect entertaining space with room for a table and chairs. The remainder of the good-sized garden is laid to lawn and enclosed by fencing 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 south out of Hereford City on the A465 (Belmont Road) and turn left into Walnut Tree Avenue

then take the first right into Home Lane. After approximately 300 yards turn left into Fallowfield Close and the property can be found on the left hand side.

Viewing

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

Opening Hours - Hereford

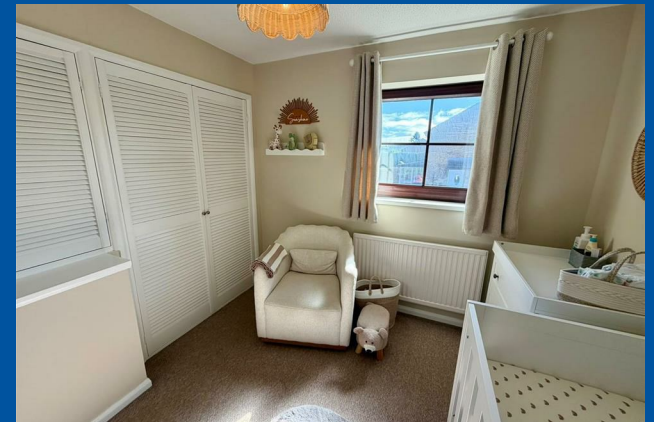
Monday - Friday 9.00 am - 5.30 pm

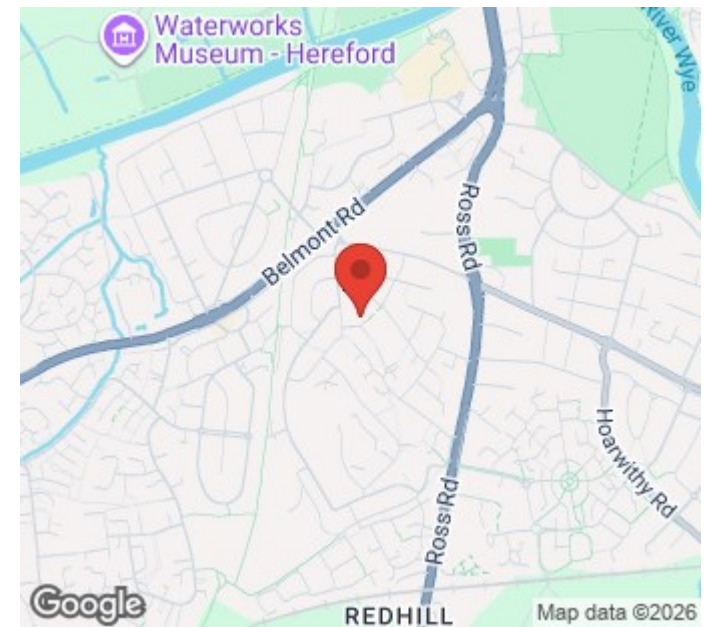
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

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EPC Rating: Hereford Council Tax Band: B

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

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