





64 BRIDLE ROAD

KINGS ACRE, HEREFORD HR4 0PW

Asking Price £300,000

FREEHOLD

This attractive semi-detached property is pleasantly located at the end of a cul-de-sac in a much favoured residential development with its own area of parkland about 1½ miles northwest of Hereford city centre. The property was constructed in the mid 1980s and has gas central heating, replacement double glazing, re-fitted kitchen and bathroom, off-road parking and good-sized garden. Excellent local amenities include a range of shops, public house, bus service, church, primary and secondary schools, squash/tennis club and doctors' surgery.

Flint & Cook

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• Modern semi-detached house • Sought after residential location • 3 Bedrooms • Gas central heating • Double glazing • Good sized garden





Canopy Porch with light and door to

Entrance Hall
With radiator and understairs storage cupboard.

Downstairs Cloakroom
With WC, wash hand basin with cupboard under, radiator and window.

Lounge
With feature fireplace surround, radiator, window to front and archway to

Dining Room
With radiator, serving hatch to Kitchen and patio doors to rear garden.

Kitchen
Fitted with range of Ash-effect base and wall mounted units with work surfaces and tiled splashbacks, 1½ bowl sink unit, built-in electric oven, four-ring gas hob with extractor hood over, built-in washing machine, ladder style radiator, window to rear and door to side.

Staircase leads from the Entrance Hall to

First Floor Landing

Bedroom 1
With range of built-in wardrobes, radiator and window to front.

Bedroom 2
With fitted wardrobes, radiator and window to rear.

Bedroom 3
With radiator and window to front.

Shower Room
With tiled shower cubicle with glass screen and electric fitment, wash hand basin, WC, radiator, wall mounted mirror, electric heater, extractor fan and window.

Outside
The property is approached via the tarmacadam driveway which leads to

GARAGE - with electric roller shutter door, gas fired central heating boiler, light and power, electric fuse board and rear door.

The front garden is laid to lawn with Laurel hedging and side access via gates to the rear garden.

The attractive rear garden is enclosed by fencing and has a large paved patio, lawn and an array of ornamental shrubs.

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

Outgoings
Water and drainage rates are payable.

Directions
What3Words ///cello.plotting.grounded
From Hereford city centre, proceed initially towards Brecon on the A438 (White Cross Road) and at White Cross roundabout continue ahead onto Kings Acre Road.

After approximately ½ mile, turn left into Huntsmans Drive and then left into Bridle Road. Continue to almost the end of the cul-de-sac and the property can be found on the right hand side.

Viewing

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

Opening Hours

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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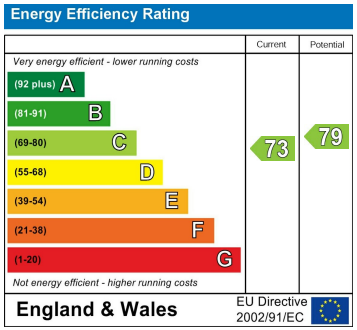






Main area: Approx. 75.8 sq. metres (815.9 sq. feet)
Plus garages, approx. 15.3 sq. metres (164.4 sq. feet)





EPC Rating: C Hereford Council Tax Band: C

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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