





# 8 THE COURTYARD HEVER ROAD

## LOWER BULLINGHAM HR2 6FA

**Asking Price £195,000**

**FREEHOLD**

Peacefully situated on the southern outskirts of the city, an impressive two bedroom house offering ideal first time buyer/retirement accommodation. The property is well presented throughout and has the added benefit of gas fired central heating, modern kitchen and bathrooms, single garage, private rear garden and we strongly recommend an internal inspection.

Flint & Cook

# 8 THE COURTYARD HEVER ROAD

• Southern outskirts of the City • Impressive 2 Bedroom House • Modern Kitchen and Bathrooms • Single Garage • Ideal for first time buyers/retirement • No onward chain





In more detail the accommodation comprises

Canopy Porch with partially double glazed entrance door to

### Reception Hall
With radiator, stairs to first floor and door to

### Lounge
With fitted carpet, two radiators, double glazed window to front aspect, feature fireplace with hearth, display mantel and electric fire and door to

### Kitchen/Dining Room
With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, built-in single oven and four ring gas hob with splashback and extractor hood over, space and plumbing for washing machine, space for upright fridge-freezer, free standing slimline dishwasher, laminate flooring, double radiator, space for dining table, double glazed sliding patio door to rear garden and useful large understairs store cupboard.

### First Floor Landing
With fitted carpet, access hatch to loft space, airing cupboard and door to

### Bedroom 1
With fitted carpet, built-in double wardrobe, radiator, double glazed window to front aspect and door to

### Ensuite Shower Room
With suite comprising corner shower cubicle with rainwater style shower head over, low flush WC, wash hand basin with mirror over, ladder style towel rail/radiator, double glazed window, tiled wall surround for easy maintenance, extractor fan and spotlighting.

### Bedroom 2
With fitted carpet, radiator, double glazed window to rear and built-in double wardrobe.

### Bathroom
With white suite comprising P-shaped bath with shower attachment and glazed screen over, low flush WC, pedestal wash hand basin with mirror over, double glazed window, extractor fan and radiator.

### Outside
The property benefits from

SINGLE GARAGE with up-and-over door, ample storage space and parking space to the front.

To the front of the property there is a small lawned garden with paved pathway leading to the front entrance door.

To the immediate rear of the property there is a paved patio area providing an ideal entertaining space which leads on to the remainder of the garden which is laid to lawn and is enclosed by high fencing with useful rear access gate.

## 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 centre on A49 Ross Road. Turn left at the old Broadleys public house onto Holme Lacy Road. After approximately one mile turn right into St Clares Court. Proceed to the T-junction and turn right into Hever Road and then first right into The Courtyard.

## 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.

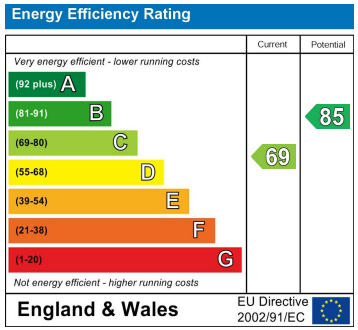
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## EPC Rating: C  Hereford Council Tax Band: B

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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