





2A BRADBURY CLOSE

HEREFORD HR2 7RX

Asking Price £210,000

FREEHOLD

Situated south of Hereford City, a modern extended three bedroom end of terrace property offering ideal first time buyer or small family accommodation. The property which benefits from driveway parking, an enclosed rear garden, solar panels to the rear aspect briefly comprises, two receptions, a kitchen/dining room and downstairs W/C to the ground floor with three bedrooms and bathroom to the first floor. No Onward Chain!

Flint & Cook

2A BRADBURY CLOSE

• Extended end of terraced house • Driveway parking & enclosed rear garden • Three bedrooms, downstairs W/C • Ideal for a first time buyer/ small family • Popular residential location • No onward chain!





Ground Floor

With canopy porch and upvc entrance door leading into the

Entrance Hall

With ceiling light point, radiator, space for coat and shoe storage, vinyl flooring, gas central heating thermostat and doors to

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, chrome heated towel rail, ceiling light point, extractor, fitted shelving providing extra storage and vinyl flooring.

Living Room

With fitted carpet, ceiling light point, radiator, wall mounted electric fireplace and double glazed bay window to the front aspect, a door then leads into the

Kitchen/Dining Room

Kitchen comprising fitted wall and base units, ample work surface space over with tiled splash backs, stainless steel sink and drainer unit, four ring gas hob with electric oven below and cooker hood over, under counter space for washing machine and dishwasher with freestanding space for a fridge/freezer, a double glazed window to the rear aspect, two ceiling light points, ample space for a dining table, carpeted stairs leading up with useful under stair storage and an opening into the

Family Room

With vinyl flooring, ceiling light point, radiator, double glazed window and door to the front aspect and double glazed french doors out to the rear.

First Floor Landing

With fitted carpet, radiator, velux window, ceiling light point, smoke alarm, loft hatch, large storage cupboard and doors to

Bedroom One

With fitted carpet, ceiling light points, radiator, double glazed bay window to the front aspect and ample space for wardrobes.

Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bedroom Three

Comprising fitted carpet, ceiling light point, radiator and double glazed window to the side aspect.

Bathroom

Three piece suite comprising panelled bath with electric shower over and part tiled surround, pedestal wash hand basin, low flush w/c, radiator, double glazed window and ceiling light point.

Outside

To the rear, steps lead down from the family room to a paved patio area perfect for entertaining and south facing making it a perfect suntrap. The patio is enclosed by fencing with a gate leading to an area of lawn with a

large wooden shed enclosed by fencing. To the rear there are three solar panels to the south facing aspect. To the front there is a tarmac driveway providing off road parking with a small area of lawn.

Directions

Proceed south out of Hereford over Greyfriar's bridge continuing on to Ross Road, continue over the traffic lights past the Broadleys pub on the A49, take the left hand turning signposted Bradbury Close and the property is situated immediately on the right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

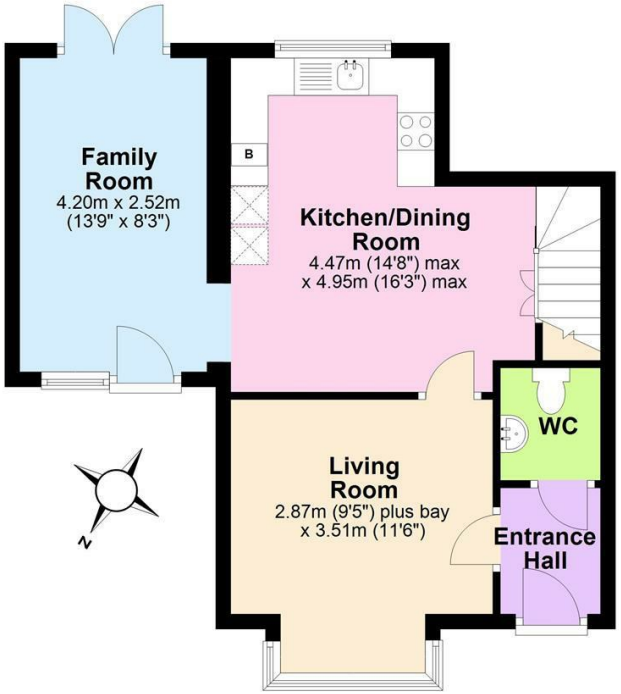
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Ground Floor
Approx. 45.5 sq. metres (490.3 sq. feet)



First Floor
Approx. 34.6 sq. metres (371.9 sq. feet)

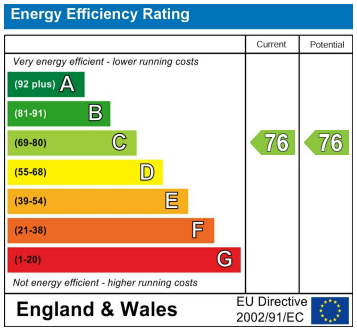


Total area: approx. 80.1 sq. metres (862.2 sq. feet)

2A Bradbury Close, Hereford

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

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

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