





37 GLADSTONE DRIVE

HEREFORD HR4 9YD

Asking Price £189,995

FREEHOLD

Peacefully situated in this convenient central location, a deceptively spacious two-bedroom corner house offering ideal first time buyer accommodation. The property has the added benefit of gas central heating, double glazing, two double bedrooms, single garage, good sized rear garden and we strongly recommend an internal inspection.

Flint & Cook

37 GLADSTONE DRIVE

• Convenient central location • Deceptively spacious house • Modern fitted Kitchen • 2 double bedrooms • Gas central heating and double glazing • Good sized rear garden • Single Garage • Ideal for first time buyer





Canopy Porch with UPVC entrance door through to

Reception Hall

With laminate flooring, useful understairs store cupboard and door to

Kitchen/Breakfast Room

Fitted with range of wall and base cupboards, ample work surfaces with splashbacks, vinyl flooring, breakfast bar, double glazed door and window to the rear garden, built-in dishwasher, freestanding cooker with extractor hood over, double glazed window to the front aspect, radiator, space and plumbing for washing machine and space for fridge/freezer.

Living Room

With fitted carpet, double radiator, double glazed window to the side with roller blind, double glazed double French doors to the rear patio and garden and carpeted staircase to the first floor.

First Floor Landing

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

Bedroom 1

A light and airy room with fitted carpet, radiator, double glazed windows to the side and rear with roller blinds and range of freestanding wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed windows to the front and rear with roller blinds and built-in airing cupboard also housing the gas central heating boiler.

Bathroom

With suite comprising panelled bath with shower unit over and glazed screen, pedestal wash hand basin with wall mirror and shaver socket over, low flush WC, tiled wall surrounds for easy maintenance, access hatch to loft space, double glazed window and ladder style towel rail/radiator.

Outside

To the rear of the property there is a good sized paved patio area providing the perfect entertaining space and leads on to the remainder of the garden which is laid to lawn bordered by flowers and shrubs. The rear garden is enclosed by high fencing and brick walling for privacy and has a useful rear access door to the Single Garage.

To the front of the property there is a small garden which has been landscaped for easy maintenance with paved pathway leading to the front entrance door.

The service road provides communal access to

SINGLE GARAGE with up-and-over door, ample storage space, personnel door to the garden and driveway in front providing extra off-road parking.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city centre along Edgar Street turning left onto Penhaligon Way and then third left onto Gladstone Drive.

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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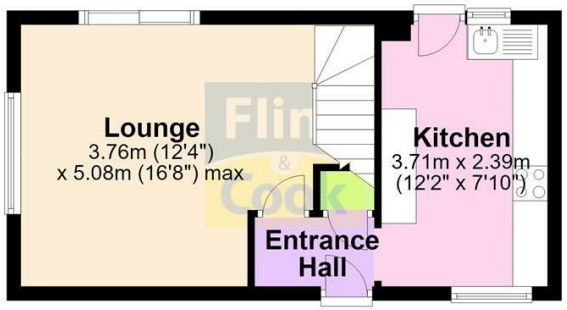






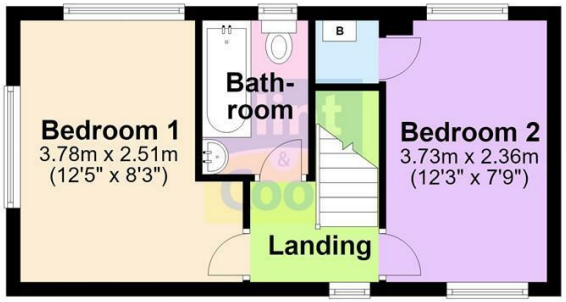
Ground Floor

Approx. 28.3 sq. metres (304.9 sq. feet)



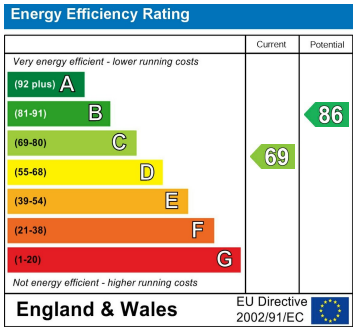
First Floor

Approx. 28.6 sq. metres (308.3 sq. feet)



Total area: approx. 57.0 sq. metres (613.2 sq. feet)





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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