





37 CHEPSTOW WALK

BOBBLESTOCK, HEREFORD HR4 9TH

Asking Price £135,000

FREEHOLD

Situated in this popular residential location is an excellent opportunity for purchasers seeking manageable, single-storey accommodation with the added benefits of a conservatory and low-maintenance garden. The property would be particularly well suited to first-time buyers, those looking to downsize or purchasers seeking a practical and easily maintained home. A viewing is highly recommended.

Flint & Cook

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• Single storey accommodation • One bedroom bungalow • Communal parking • Ideal for a first time buyer/downsizing • Must be viewed • Popular residential location





Ground Floor

Approached via a UPVC entrance door opening into the entrance porch, having laminate flooring, ceiling light point, wall-mounted fuse box and useful space for coats and shoes. An internal door leads through to the lounge/dining room.

Lounge/Dining Room

A spacious and versatile reception room providing ample space for both comfortable seating and dining furniture. Having laminate flooring, ceiling light point, wall-mounted electric heater and a double-glazed bay-style window overlooking the front aspect, allowing plenty of natural light into the room. An opening leads through to the kitchen, whilst a further door provides access to the inner hallway.

Kitchen

Fitted with a range of matching wall and base units, providing ample cupboard and worktop space, with a stainless steel sink and drainer unit. Appliances include an electric oven with gas hob over and an integrated fridge/freezer, together with under-counter space and plumbing for a washing machine. Having tiled flooring, ceiling light point and a Velux roof window providing additional natural light.

Hallway

With laminate flooring, ceiling light point, access to the loft space via a ceiling hatch and doors leading to the bedroom and shower room.

Shower Room

A modern fitted shower room comprising a large double-width walk-in shower enclosure with mains-fed shower and panelled surrounds, pedestal wash hand basin and low-level WC. Having recessed ceiling spotlights and a Velux roof window providing natural light and ventilation.

Bedroom

A generously proportioned double bedroom with ample space for bedroom furniture and additional wardrobe storage. Having laminate flooring, central ceiling light point, wall-mounted electric heater, useful fitted storage cupboard and two windows overlooking the conservatory. A door provides direct access into the conservatory.

Conservatory

A useful addition to the accommodation, providing a pleasant space in which to sit and enjoy views over the rear garden. Having lino flooring, double-glazed windows and doors opening directly onto the rear patio, creating a convenient connection between the internal accommodation and outside space.

Outside

Rear Garden

To the rear of the property is an enclosed, low-maintenance garden, predominantly laid to paved patio and decorative stone, providing an ideal space for outdoor seating and entertaining without the upkeep of a traditional lawn. The garden also benefits from a

useful timber storage shed, ideal for gardening equipment and general storage, together with a rear access gate providing additional convenience.

Front Garden

To the front of the bungalow is a small area of lawn with a pathway leading to the entrance door.

Parking

A communal car parking area is conveniently situated a short distance from the property.

Directions

From Hereford proceed initially towards Whitecross on the A438 and, at the Whitecross roundabout, take the 3rd exit into Three Elms Road (A4110 towards Knighton). Continue past the Whitecross school and then turn right into Grandstand Road and then take the 1st turning left into Kempton Avenue and then turn right just before the entrance into the Co-op supermarket, as signposted Chepstow Walk, into the communal carpark.

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. Electric 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

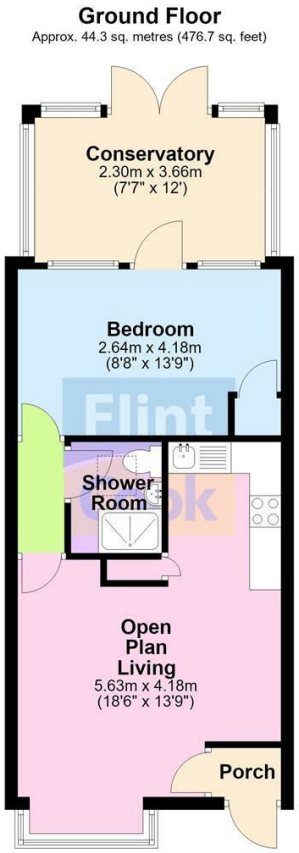
Strictly by appointment through the Agent (01432) 355455.

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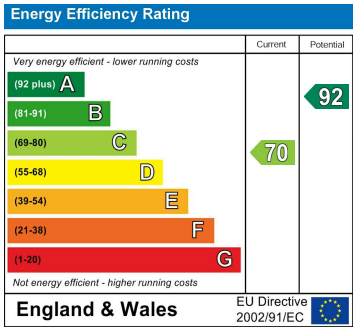






Total area: approx. 44.3 sq. metres (476.7 sq. feet)





EPC Rating: C Hereford Council Tax Band: A

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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