





8 STRETTON CLOSE

HEREFORD HR4 0QN

Asking Price £255,000

FREEHOLD

Situated within a popular residential location, this spacious three-bedroom semi-detached house offers ideal accommodation for first-time buyers and families alike. The property benefits from gas central heating, double glazing, newly fitted entrance doors, driveway parking, a garage and a generously sized enclosed rear garden. Offering scope for personalisation and being sold with the added benefit of No Onward Chain, an early viewing is highly recommended.

Flint & Cook

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• Semi detached house • Three bedrooms, open plan living • Sold with no onward chain • Ideal for a first time buyer • Gas central heating & double glazing • Garage, driveway & enclosed garden





Ground Floor

With entrance door leading into the

Entrance Porch

Comprising double-glazed windows to the front aspect, matwell, wall light and further uPVC entrance door leading into the

Entrance Hall

With fitted carpet, radiator, carpeted staircase leading to the first floor, useful storage cupboard, space for coat storage, ceiling light point, smoke alarm and door into the

Living Room

A spacious lounge with fitted carpet, radiator, double-glazed window to the front aspect with fitted blind, ceiling light point and large opening into the

Kitchen/Dining Room

Fitted with a range of matching wall and base units with ample worksurface space over, sink and drainer unit, freestanding cooker with four-ring gas hob and electric oven below, under-counter space and plumbing for a washing machine, double-glazed window overlooking the rear garden, door providing access to the side of the property and a useful understairs storage cupboard with fitted shelving and window.

The dining area has laminate flooring, radiator, ceiling light point, double-glazed window and door opening onto the rear patio, providing a pleasant space for family dining and entertaining.

First Floor Landing

With fitted carpet, double-glazed window to the side aspect, ceiling light point, smoke alarm, loft access hatch and doors leading into

Bedroom One

A spacious double bedroom with double-glazed window to the front aspect, radiator, central ceiling light point and ample space for freestanding wardrobes.

Bedroom Two

A further spacious double bedroom with fitted carpet, radiator, ceiling light point, double-glazed window overlooking the rear garden with fitted blind and ample space for wardrobes.

Bedroom Three

A good-sized third bedroom with fitted carpet, radiator, ceiling light point, double-glazed window to the front aspect and useful built-in storage cupboard over the stair bulkhead.

Bathroom

Fitted with a three-piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin with tiled splashback and low-flush WC. There is vinyl flooring, radiator, double-glazed window to the rear aspect, ceiling light point and a useful airing cupboard housing the gas central heating boiler, with fitted shelving and hanging storage.

Outside

To the front of the property, a tarmacadam driveway

provides off-road parking and access to the garage, with an adjoining area of lawn and a useful gated side access leading to the rear garden.

To the rear, a generously sized enclosed garden features a large paved patio area, ideal for outdoor dining and entertaining, with steps leading up to an extensive area of lawn. The garden is enclosed by fencing and benefits from a useful timber storage shed, gated side access to the front of the property and a pedestrian door into the garage.

Garage
With up-and-over door to the front, light and power, gas and electricity meters, wall-mounted consumer unit and pedestrian door providing access to the rear garden.

Directions
Proceed west out of Hereford along Whitecros Road, at the roundabout take the second exit onto Kings Acre Road. Take the left hand turning signposted for Stretton Close/Hewitt Avenue, proceed round to the left and the property is situated on the right hand side.

Tenure & Possession
Freehold - vacant possession on completion.

Viewing Arrangements
Strictly by appointment through the Agent (01432) 355455.

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.

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

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.

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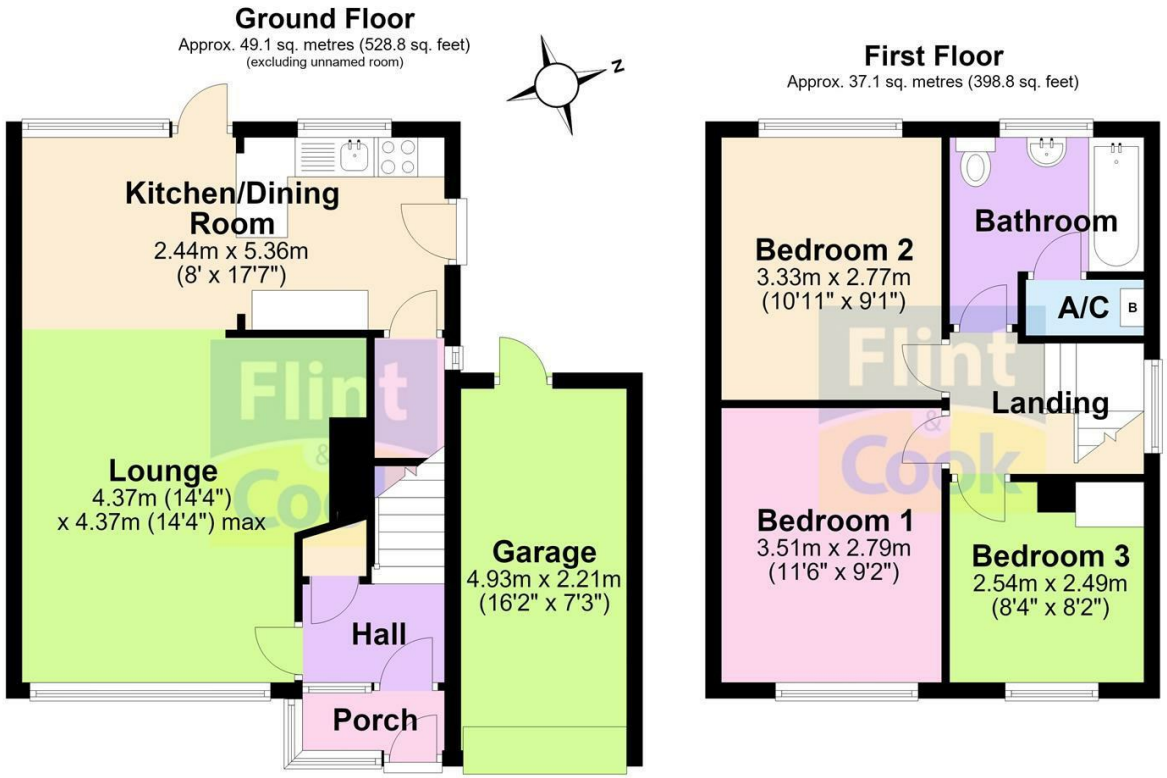
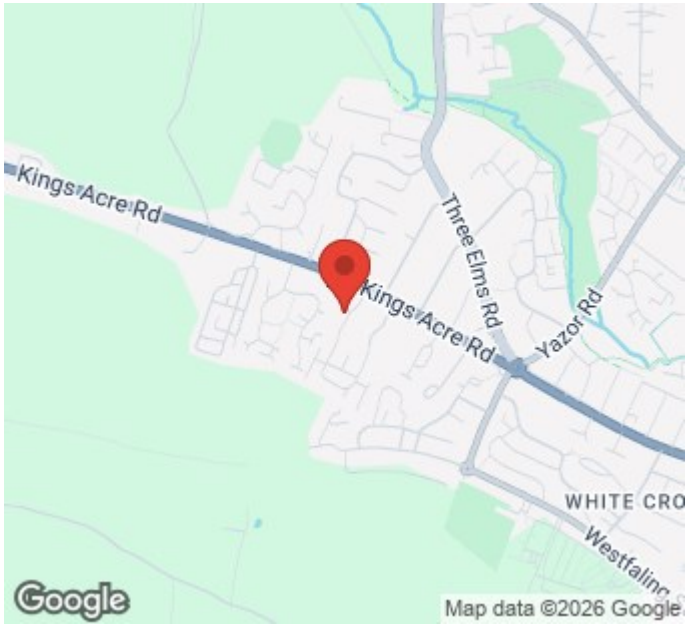
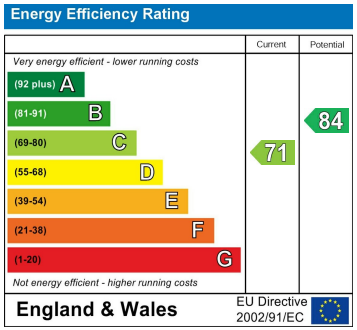


Total area: approx. 86.2 sq. metres (927.7 sq. feet)





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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