





36 HALDON WAY

BOBBLESTOCK, HEREFORD HR4 9XA

Asking Price £185,000

FREEHOLD

An ideal opportunity for first-time buyers or investors, this well-presented two-bedroom terraced is being sold with no onward chain! The property benefits from gas central heating and double glazing, with accommodation comprising a spacious lounge/dining room, fitted kitchen, two bedrooms and a family bathroom. Outside, there is a pleasant enclosed rear garden with a paved patio, lawn and useful storage shed. A viewing is highly recommended.

Flint & Cook

36 HALDON WAY

• No onward chain • Popular residential location • Gas central heating & double glazing • Two bedroom terraced house • Ideal for a first time buyer/investor • Allocated parking





Ground Floor

With double glazed French doors leading into the

Entrance Porch

With vinyl flooring and a wooden entrance door leading into the

Lounge/Dining Room

A spacious lounge/dining room with a double-glazed window to the front aspect providing plenty of natural light, fitted carpet, two radiators, central ceiling light point, smoke alarm, wall-mounted fuse box and carpeted staircase leading to the first floor. A door leads through to the

Kitchen

Fitted with a range of matching wall and base units with ample work surface space over, tiled splashbacks, stainless steel sink and drainer unit, freestanding electric cooker, space and plumbing for a washing machine and space for an under-counter fridge. There is a wall-mounted gas central heating boiler, double-glazed window overlooking the rear garden and a double-glazed door providing access outside.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm and doors leading to

Bedroom One

A spacious double bedroom with fitted carpet, radiator, central ceiling light point and double-glazed window to the front aspect. There is a useful airing cupboard housing the hot water cylinder with fitted wooden shelving, together with a large fitted double wardrobe with mirrored sliding doors.

Bedroom Two

A useful second bedroom with fitted carpet, radiator, central ceiling light point, double-glazed window overlooking the rear garden and access to the loft space.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with electric shower over and tiled surround, pedestal wash hand basin and low-flush WC. There is a radiator and double-glazed window.

Outside

To the rear of the property is a pleasant enclosed garden, with a paved patio area immediately adjoining the house, providing an ideal space for outdoor seating and entertaining. Beyond this is an area of lawn with a paved pathway leading to a large timber storage shed at the rear. The garden is enclosed by fencing, providing a pleasant and manageable outdoor space. The property also benefits from allocated parking.

Directions

Proceed west out of Hereford along Whitecross Road, on reaching the roundabout after one mile take the third exit into Three Elms Road, continue for one mile and take the right hand turning onto Sandown Drive then turn left onto Kempton Avenue, continue along Kempton Avenue taking the left hand turning for

Haldon Way and then right at the T junction and the property is situated in the far right corner as indicated by the Flint & Cook for sale sign.

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.

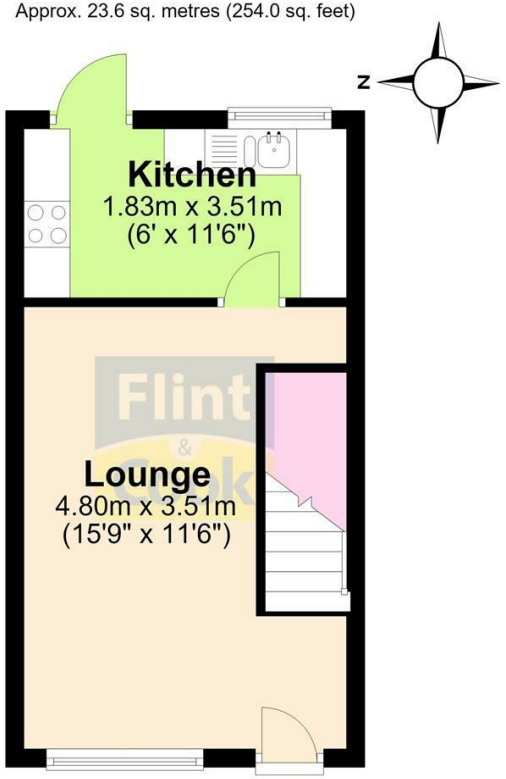
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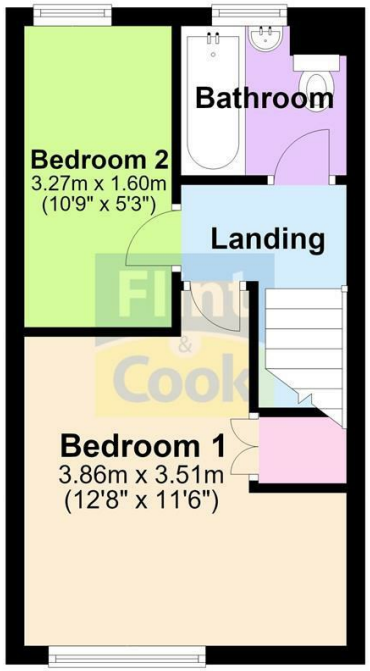




Ground Floor
Approx. 23.6 sq. metres (254.0 sq. feet)



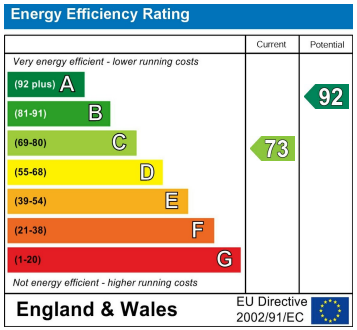
First Floor
Approx. 23.6 sq. metres (254.0 sq. feet)



Total area: approx. 47.2 sq. metres (508.0 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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