



68 WAGGONERS WAY

HEREFORD HR2 6RJ

Asking Price £395,000
FREEHOLD

Situated on this popular residential development on the outskirts of Hereford City, a spacious and well presented four bedroom detached property with detached double garage. The property benefits from ample parking, an enclosed rear garden, gas central heating, double glazing and offers ideal accommodation for a family. A viewing is highly recommended.



68 WAGGONERS WAY

- Modern detached house
- Detached double garage & parking
- Four bedrooms, one en-suite, three receptions
- Ideal family home
- Must be viewed!
- Popular residential development



Ground Floor

Canopy porch with entrance door leading into the

Entrance Hall

With fitted carpet, two ceiling light points, coving, radiator, carpeted stairs leading up, a useful under stair storage cupboard and doors to

Study

A useful and flexible space with fitted carpet, ceiling light point, radiator and double glazed bay window to the front aspect.

Downstairs W/C

Comprising a low flush w/c, wash hand basin with storage below, radiator, double glazed window and wall mounted fuse box.

Living Room

A spacious lounge with fitted carpet, central ceiling light, two radiators, gas coal effect fireplace with feature surround and double glazed bay window to the front aspect. A door then leads into the

Dining Room

With fitted carpet, a central ceiling light, coving, radiator, double glazed french doors to the rear garden and door into the

Kitchen/Breakfast Room

The kitchen is fitted with a range of wall and base units, there is ample work surfaces over with tiled splash backs, a stainless steel 1 1/2 bowl sink and drainer unit, integrated four ring hob with oven below and extractor

over, under counter space and plumbing for a dishwasher. The kitchen has vinyl flooring with a ceiling light point, double glazed window to the rear and archway into the utility. The breakfast area comprises fitted carpet, radiator, ceiling light point and double glazed window to the rear.

Utility

With fitted base units, sink and drainer unit, under counter space and plumbing for a washing machine, space for a freestanding fridge/freezer, wall mounted gas central heating boiler, door to the side, radiator and vinyl flooring.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard and doors into

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, ample space for wardrobes and door into the en-suite shower comprising a corner shower cubicle with bi-folding door, tiled surround and mains fitment shower head over, low flush w/c, wash hand basin with storage below, radiator and double glazed window.

Bedroom Two

A second spacious double comprising fitted carpet, a central ceiling light, radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom Three

A third spacious double bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bedroom Four

Another double bedroom comprising fitted carpet, a ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

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

Outside

To the front there is a paved pathway bordered by lawn with access to the front door. There is a useful side gate.

To the side a private driveway provides access to the double garage with parking to the front. There are two up and over doors and a personal door from the garden, light and power. To the rear there is a low maintenance garden with a paved patio and a good sized area of lawn. The garden is enclosed by fencing.

Directions

Proceed South out of Hereford of Hereford on the A49 towards Ross on Wye, proceed past the Broadleys Pub and take the left hand turn at the next set of traffic lights onto Bullingham Lane, continue to the roundabout and take the first exit onto Staddlestone

Circle, turn left and take the first exit left onto Waggoners Way where the property is situated on the left 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.

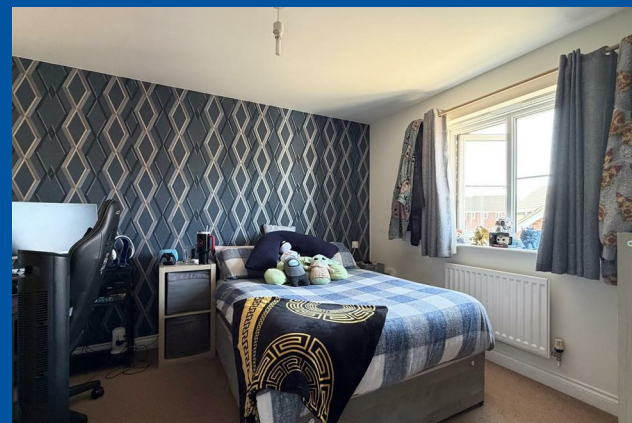
Tenure & Possession

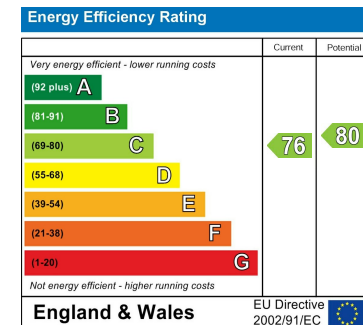
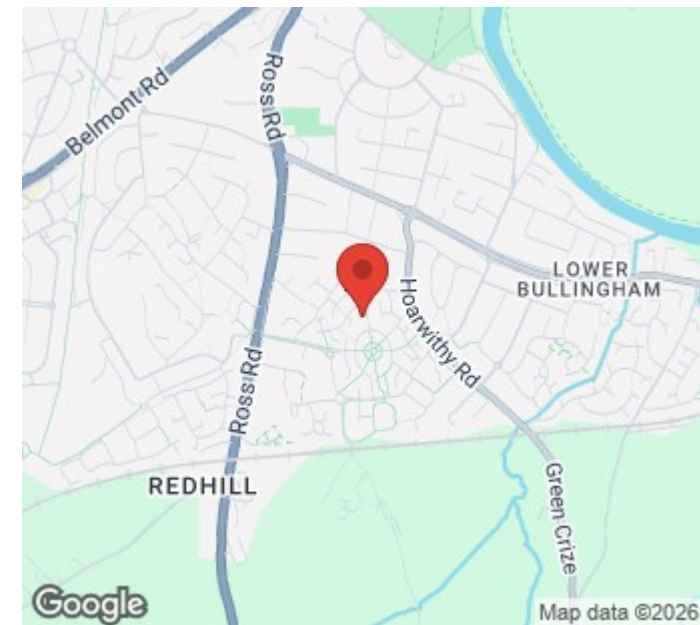
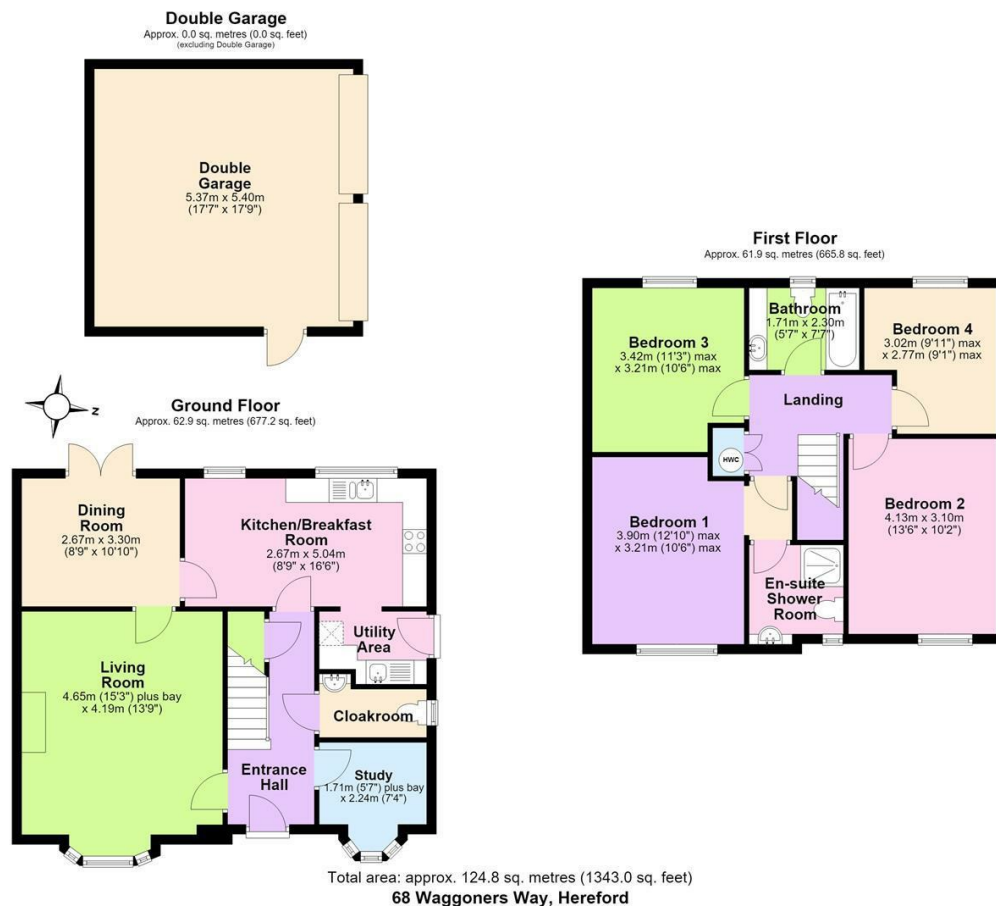
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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EPC Rating: C Hereford Council Tax Band: E

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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