





HILLCREST GRAFTON LANE

GRAFTON, HEREFORD HR2 8BJ

Asking Price £275,000

FREEHOLD

Detached dormer bungalow in convenient location, with 3 bedrooms, 2 reception rooms,gardens front and rear, off-road parking. The property requires full renovation.

Flint & Cook

HILLCREST GRAFTON LANE

• Requires a full renovation • Three bedroom detached dormer bungalow • South of Hereford City • Driveway parking, front & rear gardens • Sold with no onward chain





Ground Floor

With recessed porch and entrance door leading into the

Entrance Hall

With carpet, ceiling light point, radiator, picture rail, carpeted stairs leading up and doors into

Living Room

With fitted carpet, two radiators, ceiling light point, coving, picture rail, double glazed bay window to the front and feature fireplace.

Dining Room

With fitted carpet, ceiling light point, radiator, double glazed window to the side aspect, bi-folding door into the kitchen, a large pantry style cupboard and door out to the rear porch.

Kitchen

With a range of fitted wall and base units, sink and drainer unit, freestanding electric cooker, under counter space for a washing machine and tumble dryer with space for a freestanding fridge/freezer, double glazed window to the rear aspect.

Bedroom One

With fitted carpet, ceiling light point, radiator and double glazed window to the front.

Bedroom Two

With fitted carpet, ceiling light point, picture rail, radiator and double glazed window to the side aspect.

Wet Room

Comprising an electric shower with fully tiled surround, pedestal wash hand basin, low flush w/c, double glazed window, radiator, wall mounted electric heater and ceiling light point.

Rear Porch

With access door leading from in from the side and airing cupboard housing the hot water cylinder.

First Floor Landing

With fitted carpet, ceiling light point, double glazed window and door into

Bedroom Three

With double glazed window to the front aspect, ceiling light point, radiator and useful storage cupboard.

Outside

To the front double iron gates open onto a concrete driveway leading to a carport. To the front there is a good sized lawn enclosed by hedging and fencing. To the rear there is a large garden mostly laid to lawn with an array of trees and shrubbery.

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

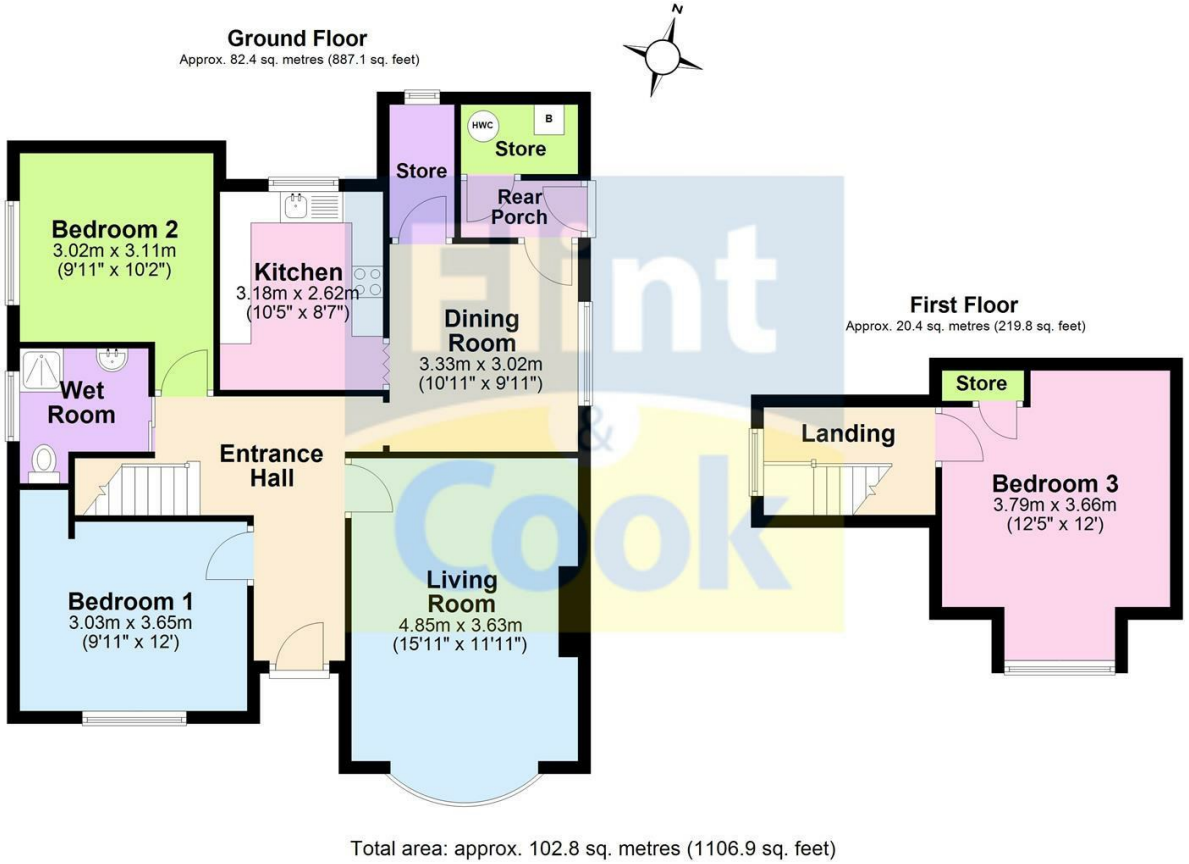
Strictly by appointment through the Agent (01432) 355455.

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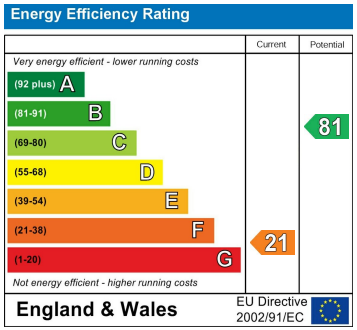






Total area: approx. 102.8 sq. metres (1106.9 sq. feet)





EPC Rating: G 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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