



14 BANGOR CLOSE

BOBBLESTOCK, HERFORD HR4 9XB

£359,950
FREEHOLD

Positioned within a quiet cul-de-sac location, this impressive four bedroom detached home offers spacious accommodation to the ground floor with three/four reception rooms, four bedrooms and two bathrooms to the first floor. The property also benefits from off road parking, a large single garage and low maintenance garden. A viewing is highly recommended.



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- Popular residential location
- Four bedrooms, three receptions
- Garage, low maintenance garden & driveway
- Ideal family home
- Well presented throughout
- Must be viewed!



Ground Floor

With canopy entrance porch and upvc door leading into the

Entrance Hall

With tiled floor, coving, ceiling light point, radiator, useful storage cupboard, carpeted stairs leading up and doors into

Downstairs W/C

With low flush w/c, pedestal wash hand basin, double glazed window, tiled floor, ceiling light point.

Living Room

With fitted carpet, ceiling light point, coving, radiator, double glazed window to the front aspect, feature electric fireplace, and double doors into the

Dining Room

With wood effect flooring, ceiling light point, coving, double glazed window to the rear aspect and large opening into the

Family Room

With wood effect flooring, radiator, two wall lights, double glazed door to one aspect and double glazed french doors leading out to the rear garden.

Kitchen

Comprising matching wall and base units with ample work surface space over and tiled splash backs, stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with oven below and cooker hood over, integrated dishwasher and washing machine, tiled floor, double glazed window and opening into the

Breakfast Room

With further wall and base cupboards with work surface space over, space for a freestanding fridge/freezer, under counter space, ample space for a table, tiled floor, radiator, double glazed window and door leading out to the rear garden.

First Floor Landing

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

Bedroom One with En-suite Shower Room

A good sized main bedroom with fitted carpet, radiator, ceiling light point, large double glazed window to the front aspect with views across Herefordshire, ample space for wardrobes and opening into the Shower area

Comprising fitted shower cubicle with panelled surround and mains fitment shower head over, wash hand basin with storage below, chrome heated towel rail and double glazed window.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, ample space for wardrobes and useful airing cupboard housing the hot water cylinder.

Bedroom Three

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

Bedroom Four

With wood effect flooring, radiator, ceiling light point and double glazed window.

Bathroom

Three piece white suite comprising panelled bath, pedestal wash hand basin, low flush w/c, radiator, fully tiled surround, recess spotlights and double glazed window.

Outside

To the rear a beautifully presented garden laid to patio with a small area of decking with feature retaining brick wall, steps lead up to an area of lawn with a further area of decking with stoned border and enclosed by fencing. There is a useful side access gate.

To the front there is a good sized area of lawn with concrete driveway and further stoned parking. There is access to a single garage with up and over door to the front and steps to the side access gate.

Directions

Proceed west out of Hereford along Whitecross Road, take the third exit at the roundabout onto Three Elms Road. Take the right hand turning onto Sandown Drive and the first left onto Kempton Avenue, follow the road round and take the second left turning onto Bangor Close, the property is situated to the right 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.

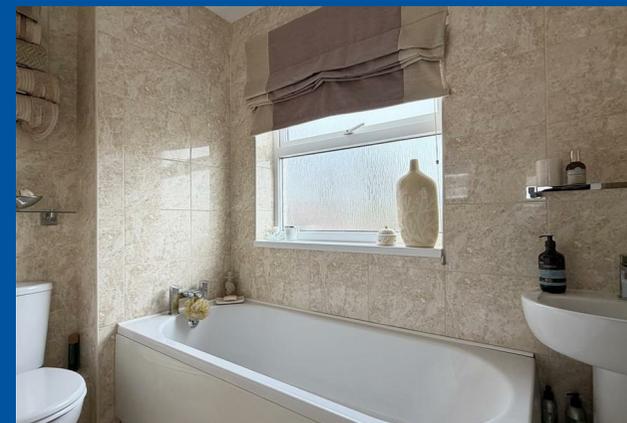
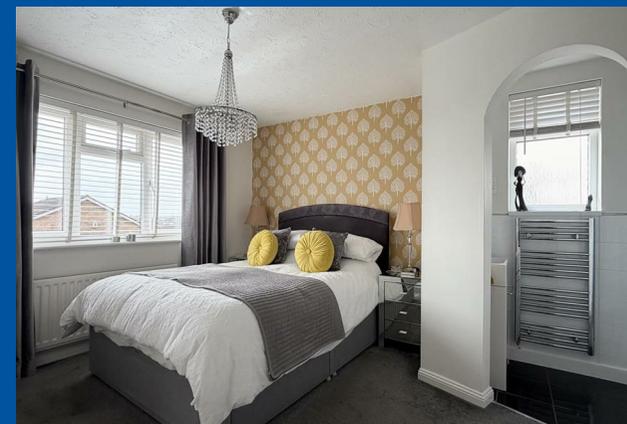
Tenure & Possession

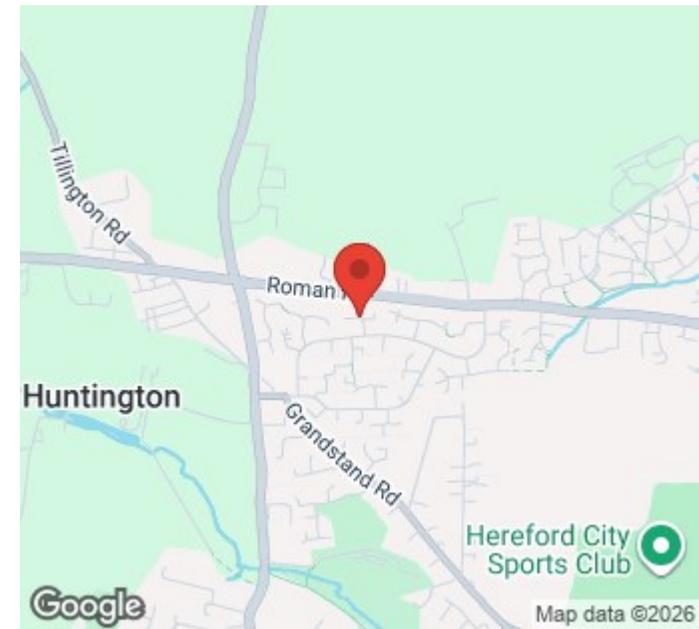
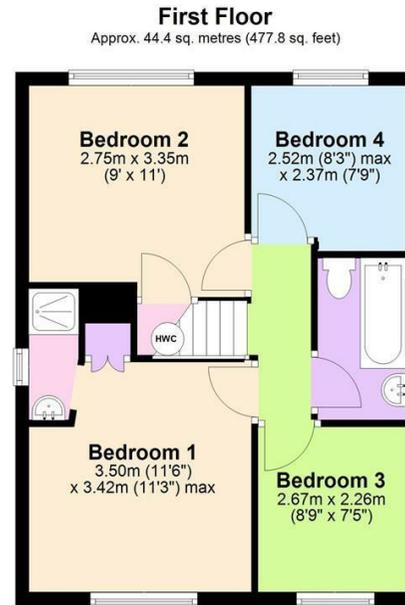
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 118.3 sq. metres (1273.6 sq. feet)

EPC Rating: C **Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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