



## 66 ST CLARES COURT

LOWER BULLINGHAM, HEREFORD HR2 6PY

£229,500  
FREEHOLD

Modern semi-detached house in a popular residential location with 2 bedrooms, gas central heating, double glazing, driveway parking, garage and garden. Ideal for investment.



# 66 ST CLARES COURT

- Driveway garage & gardens • Modern semi-detached house • Popular area • Gas central heating • 2 Bedrooms • Double glazing



## Full Description

Modern semi-detached house in a popular residential location with 2 bedrooms, gas central heating, double glazing, driveway parking, garage and garden. Ideal for investment.

## Bedroom 1

Fitted carpet, dual aspect windows to the front and side, built-in double wardrobe and radiator.

## Agents Note

The property has the benefit of recently installed radiators.

## First Floor

Landing Fitted carpet, access hatch to loft space, smoke alarm, window to front and door to

## Bedroom 2

Fitted carpet, radiator, window to side with outlook over the garden.

## General Information

Services Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating. Outgoings Council tax band 'B' - payable 2022/23 £1604.15 Water and drainage - metered supply. Tenure & possession Freehold - vacant possession on completion. Money laundering regulations 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

- 2.00 pm Viewing Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Ground Floor

Part-glazed entrance door through to the

## Kitchen/Breakfast Room

Fitted with contemporary style wall and base units, contemporary upright radiator, integrated fridge/freezer, Integrated Hotpoint dishwasher and washer/dryer, oven and hob, cupboard housing the gas central heating boiler, Kardean flooring, French doors leading out to the rear garden, windows to the front and side and recessed spotlighting. Staircase from the living room leads to the

## Description

A modern semi-detached house quietly located on a popular development, around 2 miles south of the Cathedral City of Hereford with easy access to local shops, schools, a bus service, Rotherwas industrial estate and open countryside beyond. The property has the benefit of gas central heating, double glazing, off-road driveway parking and has been recently refurbished throughout offering ideal accommodation an investor or small family. In more detail, the well-presented accommodation

## Entrance Hall

Kardean flooring, understairs storage cupboard, radiator and electric fuseboard.



### Bathroom

Modern and contemporary with window to side and suite comprising bath with shower over, a combination unit with low flush WC and square sink unit with storage below, heated towel rail, recessed spotlighting.

### Living Room

Karndean flooring, radiator, dual aspect windows to front and side, staircase to the first floor.

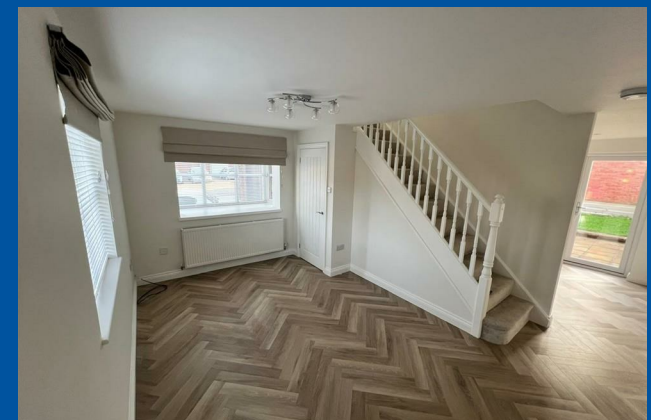
### Outside

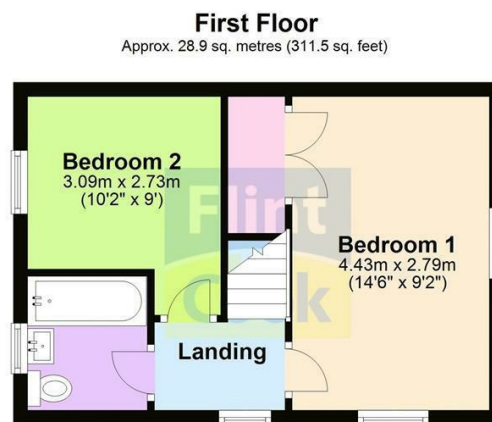
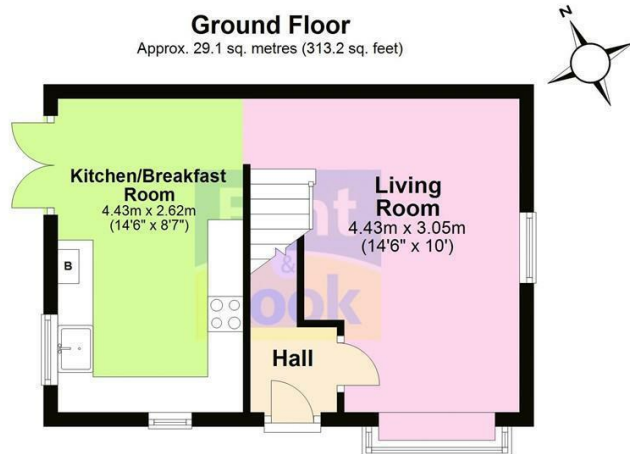
There is driveway parking to the front of the SINGLE GARAGE with up-and-over door, additional allocated parking space is opposite and there is also a small slabbed area to the front with bin storage. side access to the rear garden which is mainly laid to lawn with a small patio area and small decked area.

### Directions

From Greyfriars Bridge in Hereford City centre, proceed south and at the major junction, take the far left exit onto the A49 Ross Road. Continue for 1/3rd of a mile and at the traffic lights turn left into Holme Lacy Road, after a further 1/3rd of a mile continue straight over the roundabout staying on Holme Lacy Road. After 1/2 a mile turn right into St. Clares Court and number 66 is located immediately on the right-hand side.

## 66 ST CLARES COURT





Total area: approx. 58.0 sq. metres (624.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

**EPC Rating: C 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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

