





7 ASCOT CLOSE

BOBBLESTOCK, HEREFORD HR4 9LY

£194,000

FREEHOLD

Situated in the popular residential location of Bobblestock, a well presented two double bedroom mid terraced house benefitting from newly installed gas central heating, double glazing, allocated parking and modern kitchen & shower room. Ideal for a first time buyer, a viewing is highly recommended.

Flint & Cook

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• Two double bedrooms • Popular residential location • Newly fitted gas central heating • Ideal for a first time buyer • Allocated parking & enclosed rear garden • Must be viewed!





Ground floor

With recessed entrance porch, storage cupboard and entrance door leading into the

Entrance hallway

With matwell, ceiling light point, radiator, carpeted stairs leading up and double doors leading into the

Living/dining room

With fitted carpet, recess spotlights, coving, radiator, wall mounted fuse box, double glazed bay window to the front and door leading into the

Kitchen

A modern white high gloss fitted kitchen with matching wall and base units with ample work surface space over, freestanding electric cooker, integrated slimline dishwasher, stainless steel sink and drainer unit, under counter space for a washing machine and tumble dryer with space to the side for a freestanding fridge/freezer, tiled floor, ceiling light point, radiator and double glazed door and window out to the

Conservatory

With light and power and double glazed sliding doors to the rear garden.

First floor landing

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

Bedroom one

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and built in wardrobes with part mirrored sliding doors.

Bedroom two

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect and useful built in storage cupboard housing the Worcester Bosch gas central heating boiler.

Shower room

A newly fitted modern shower room with large double width walk in shower with glass sliding door, tiled surround and shower head over, wash hand basin with storage below, low flush w/c, heated towel rail and recess spotlights.

Outside

To the back a low maintenance garden with pathed pathway bordered with lawn to either side leading to a paved patio perfect for entertaining enclosed by fencing and with rear access gate which leads out to allocated parking space.

Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road then take the right hand

turning towards Sandown Drive, proceed into Sandown Drive and then take the right hand turning signposted for Ascot Close and 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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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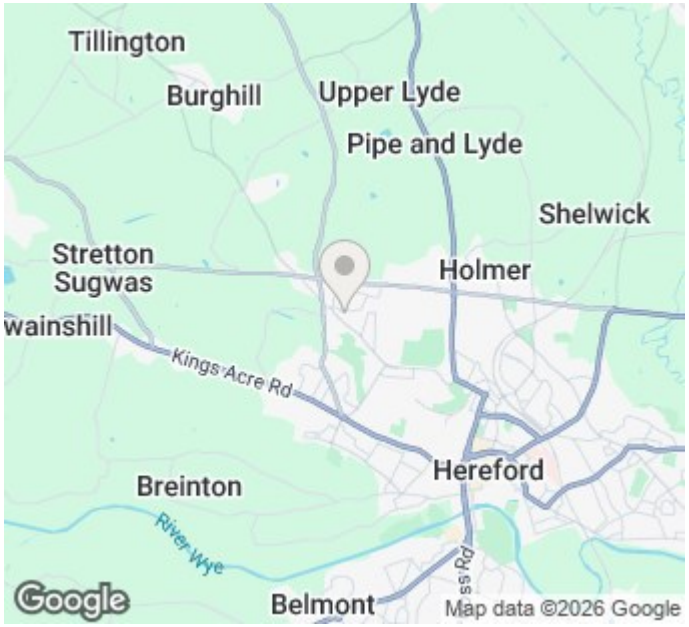

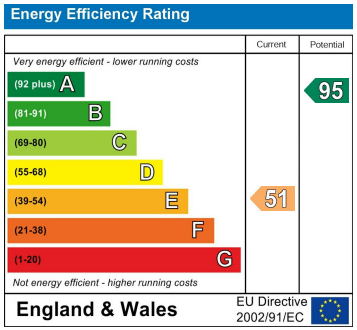

EPC Rating: E Council Tax Band: B

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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