





5 BANGOR CLOSE

HEREFORD HR4 9XB

Asking Price £259,950

FREEHOLD

A well-presented detached bungalow situated in a popular residential location, offering two double bedrooms, garage, off-road parking and an attractive low-maintenance garden. No onward chain. Viewing highly recommended.

Flint & Cook

5 BANGOR CLOSE

• Popular residential location • Detached bungalow • Garage, parking & low maintenance garden • Ideal for downsizing • Sold with no onward chain • Two double bedrooms





Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor and wooden entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light point, loft hatch, radiator, airing cupboard housing the gas central heating boiler and doors to

Lounge/Dining Room

A spacious lounge/dining room with fitted carpet, coving, two ceiling light points, feature fireplace, two double glazed windows to the front aspect, two radiators, french doors out to the rear garden and door into the

Kitchen

Comprising a range of fitted wall and base units with ample work surface space over, there is a stainless steel sink and drainer unit with tiled splash backs, four ring gas hob, electric oven, under counter space and plumbing for a washing machine and standing space for a fridge/freezer, a double glazed window and door open out to the rear garden.

Bedroom One

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

Bedroom Two

A second double comprising fitted carpet, ceiling light point, radiator and double glazed window to the rear.

Wet Room

Comprising a walk in shower with tiled surround and electric shower fitment, pedestal wash hand basin, low level w/c, chrome heated towel rail and double glazed window.

Outside

To the front there is a tarmac driveway providing off road parking with a further area of stone. A paved pathway provides access to the front door and to the useful side access gate. To the rear there is a low maintenance tiered garden with a paved patio area and access to the side gate. Steps lead down to an additional level which is laid to patio and stone for ease and low maintenance with a small ornamental pond. To the rear there is a personal door into the single garage which has light and power, a wall mounted fuse box and gas and electric meters.

Directions

Proceed west out of Hereford city along Whitecross Road taking the 3rd exit at the Monument Roundabout onto Three Elms Road. After approximately 1 mile turb right onto Grandstand Road, left into Kemton Avenue and after 600 yards take the left turn into Bangor Close.

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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Floor Plan

Approx. 70.0 sq. metres (753.6 sq. feet)

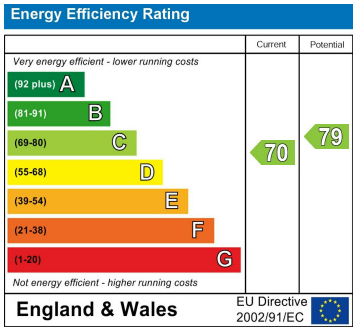


Total area: approx. 70.0 sq. metres (753.6 sq. feet)

5 Bangor Close, Hereford

EPC Rating: C HEREFORD Council Tax Band: C





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