



**25 FALLOWFIELD CLOSE
HEREFORD HR2 7NZ**

**£199,500
FREEHOLD**

Peacefully situated in this well established location, an impressive 2 bedroom semi-detached house offering ideal first time buyer/retirement accommodation. The property which is in excellent decorative order throughout has the added benefit of gas central heating, double glazing, easy to maintain private rear garden, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection.

**Flint
&
Cook**

25 FALLOWFIELD CLOSE

- Impressive 2 bedroom semi-detached house
- Garage & driveway
- Ideal for first time buyer/retirement
- Good sized lounge & conservatory
- Popular residential location
- Easy to maintain good sized rear garden



Full Description

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Entrance Porch

With tiled floor, meter cupboard, electric light and double glazed door through to the

Reception Hall

With laminate flooring, radiator, carpeted staircase to the first floor, under stairs storage area ands door to the

Kitchen

With a range of wall and base cupboards, ample work surfaces with splash backs, single drainer sink unit with mixer tap over, radiator, vinyl flooring, built in Bosch oven and 4 ring hob with cooker hood over, space and plumbing for washing machine, space for upright fridge/freezer, tiled wall surround for easy maintenance, double glazed window to the front aspect, wall mounted gas central heating boiler.

Living Room

With laminate flooring, radiator, coved ceiling, double glazed window and door to the

Conservatory

Of brick and uPVC construction with tiled floor, light and power points, vertical blinds, opening windows and double doors to the rear garden.

First Floor Landing

With fitted carpet, access hatch to the loft space and built in airing cupboard with radiator and shelving.

Bedroom 1

With fitted carpet, radiator, coved ceiling double glazed window to the rear and a range of built in wardrobes with sliding doors.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, coved ceiling, store cupboard with shelving and built in double wardrobe with sliding doors.

Shower Room

With suite comprising large double shower with glazed sliding door, pedestal wash hand basin, low flush WC, wall mirror, mirror fronted medicine cabinet, double glazed window, radiator, tiled wall surround for easy maintenance and vinyl flooring.

Outside

The rear garden has been landscaped for easy maintenance and is all well enclosed by high fencing and hedging to maintain privacy, with a paved patio area ideal for garden furniture and entertaining, a useful timber garden shed, a side entrance gate and

door into the garage. The front garden has been landscaped for easy maintenance with a feature tree and paved pathway leading to the front entrance door and useful outside tap. To the side of the property there is a driveway providing off road parking and leading to the Garage With up and over door, power and light points, ample storage space and a personal door to the rear.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band B - £1,899.10 payable for 2025/2026 Water and drainage rates are payable.

Directions

Proceed south out Hereford on the A465 (Belmont Riad) after passing Farm Foods turn left into Walnut Tree Avenue and immediately right into Home Lane and after approximately 400 yards turn left into Fallowfield Close.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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

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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