



## 28 FAKENHAM DRIVE

BOBBLESTOCK, HERFORD HR4 9UQ

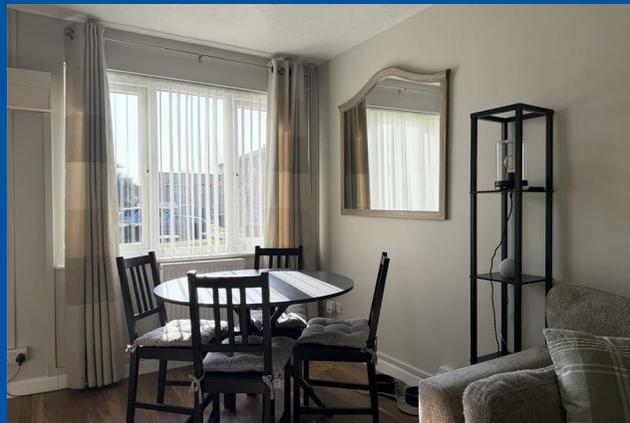
£195,000  
FREEHOLD

Situated in this popular residential location, a well presented two bedroom mid terraced property making an ideal first time buyer home. The property which comprises a spacious lounge/diner and modern kitchen to the ground floor with two bedrooms and modern bathroom to the first floor also benefits from a low maintenance rear garden and allocated parking. A viewing is highly recommended.



# 28 FAKENHAM DRIVE

- Well presented throughout
- Modern kitchen & bathroom
- Two bedroom mid terraced
- Popular residential location
- Allocated parking
- Ideal first time buyer home



## Ground Floor

With canopy porch and entrance door leading into the

## Lounge/Dining Room

A spacious lounge/dining room with wood effect flooring, part panelled wall, ceiling light point, two radiators, double glazed window to the front aspect, space for coat and shoe storage, carpeted stairs leading up to the first floor with useful under stair storage space and door leading into the

## Kitchen

A modern fitted kitchen with matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, electric four ring oven with oven below and extractor hood over, under counter space for washing machine and space for a freestanding fridge/freezer, radiator, ceiling light point, double glazed window and door out to the rear garden.

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm and doors into

## Bedroom One

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, airing cupboard housing the gas central heating boiler and ample space for wardrobes.

## Bedroom Two

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

## Bathroom

A modern three piece white suite comprising panelled bath with mains fitment rainfall shower head over, bi-folding screen and fully tiled surround, pedestal wash hand basin, low flush w/c, tiled floor, chrome heated towel rail and double glazed window to the rear aspect.

## Outside

To the rear a low maintenance garden laid to patio perfect for entertaining, a paved pathway bordered by stone leads to an area of decking, and rear access gate leading to the allocated parking space. There is an outside storage shed, outside tap and the rear garden is enclosed by fencing. To the front there is a paved pathway leading to the front door with an area of lawn to the side.

## Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms, proceeding past Whitecross High School & The Range taking the right hand turning onto Sandown Drive, take the left hand turning onto Kempton Avenue, continue along this road and take the right hand turning signposted for Fakenham Drive, at the T junction take the right hand turn and the property is situated down in the right hand corner.

## 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

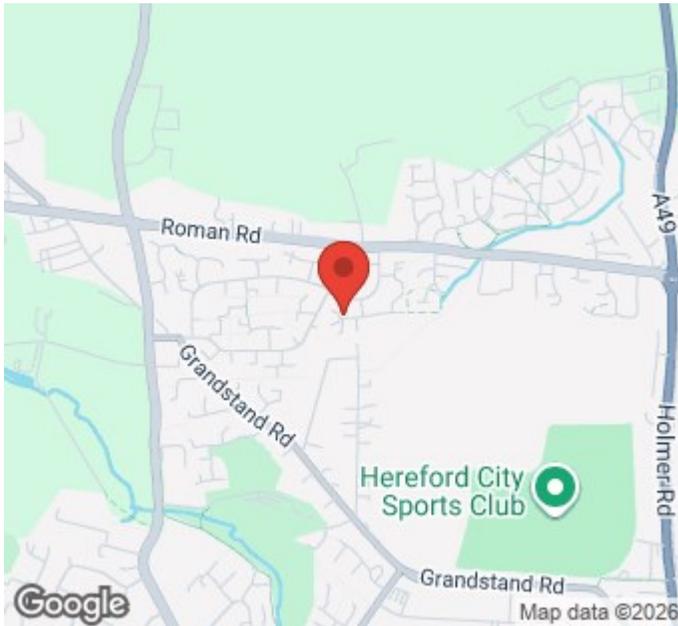
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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**EPC Rating:**      **Council Tax Band: B**

| Energy Efficiency Rating                           |  | Current  | Potential |
|--|--|--|-----------|
| <i>Very energy efficient - lower running costs</i> |  |  |           |
| (92 plus) <b>A</b>                                 |  |  |           |
| (81-91) <b>B</b>                                   |  |  |           |
| (69-80) <b>C</b>                                   |  |  |           |
| (55-68) <b>D</b>                                   |  |  |           |
| (39-54) <b>E</b>                                   |  |  |           |
| (21-38) <b>F</b>                                   |  |  |           |
| (1-20) <b>G</b>                                    |  |  |           |
| <i>Not energy efficient - higher running costs</i> |  |  |           |
| <b>England &amp; Wales</b>                         |  | 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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