

## 3 WARWICK WALK

HEREFORD HR4 9TG

£212,500  
FREEHOLD

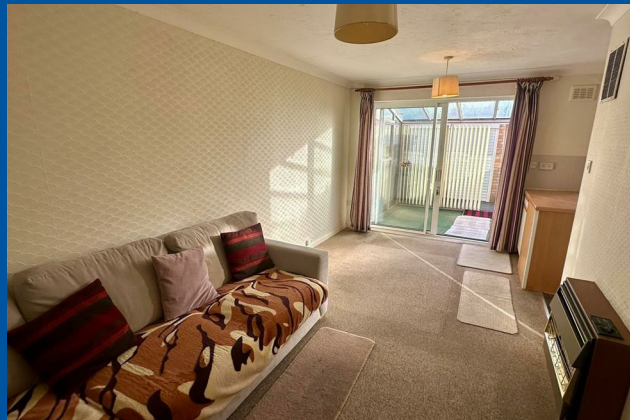
The property which is offered for sale with no onward chain has the added benefit of large open plan living room/kitchen, single garage to the rear and we recommended internal inspection. Ideal for retirement or first time buyers.





## 3 WARWICK WALK

- Popular residential location
- 2 bedroom semi-detached bungalow
- Large open plan living room/kitchen
- Ideal for retirement/FTB
- No onward chain
- Must be viewed



### Reception Hall

With fitted carpet, coat hooks and a glazed panel door to the

### Living Room

With fitted carpet, gas fire, coved ceiling, double glazed sliding doors to the conservatory and open plan access to the

### Kitchen

Fitted with single drainer sink unit, wall and base cupboards, work surfaces with tiled splashbacks, built-in oven and 4 ring gas hob with cooker hood over, space for refrigerator, space and plumbing for washing machine, Johnson and Starley warm air ducted central heating boiler and a double glazed window.

### Conservatory

A lean to construction with power and light points, opening window vents and double doors to the rear garden.

### Bedroom 1

With fitted carpet, space for wardrobes, access hatch to loft space and double glazed window to the front aspect.

### Bedroom 2

With fitted carpet, built-in store cupboard and a double glazed window to the front aspect with blinds.

### Shower Room

With suite comprising a corner shower cubicle with glazed screen, seat and handrail, low flush WC, vanity

wash hand basin with storage below, extractor fan and double glazed window.

### Outside

To the front of the property there is a lawned garden bordered by flowers and shrubs and enclosed by fencing. A pathway leads along the side of the property to the side entrance door and continues to the rear garden, which has been landscaped for easy maintenance and again enclosed for privacy with timber garden shed and a useful ramp allowing access to the conservatory.

There is a driveway leading to the

### Single Garage

With doors to both ends, power and light points and ample storage space.

### Property Services

Mains water, gas (fire in lounge), electricity and drainage are connected. Warm air ducted heating.

### Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed north out of Hereford city on the A49 Leominster Road turning left at the Starting Gate roundabout onto Roman Road. After approximately half a mile, turn left into Kempton Avenue, left into Sandown Drive and then first right into Cheltenham Avenue and this leads to Warwick Walk.

### Viewing

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.

### Tenure & Possession

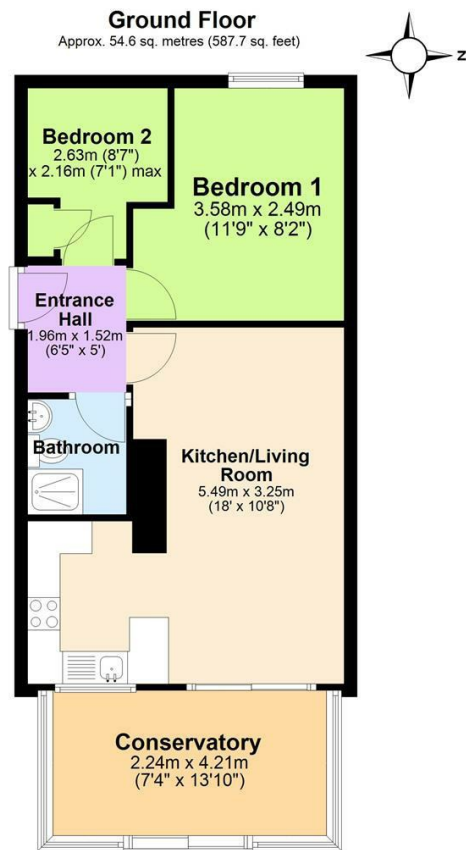
Freehold - vacant possession on completion.

### 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.

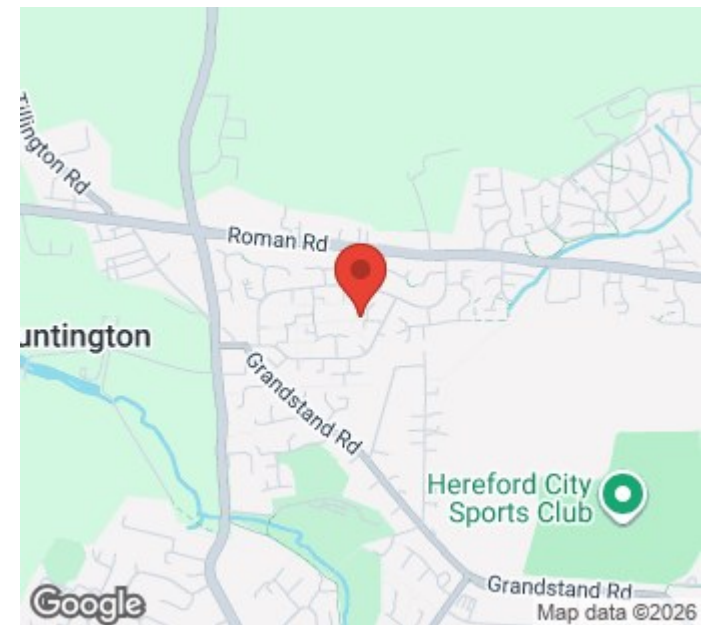
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Total area: approx. 54.6 sq. metres (587.7 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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