



## 10 ASCOT CLOSE HEREFORD HR4 9LY

£205,000  
FREEHOLD

Situated in this popular residential location, a well presented two double bedroom end of terrace home. The property benefits from gas central heating, double glazing, two double bedrooms, a modern shower room and allocated parking. A viewing is highly recommended.



# 10 ASCOT CLOSE

- Two double bedrooms
- Popular residential location
- Gas central heating & double glazing
- Ideal first time buyer home
- Well presented throughout
- Allocated parking



## Ground Floor

With upvc entrance door leading into the

### Entrance Porch

With exposed brick, wood effect flooring, space for coat and shoe storage, gas and electric meters and a door leading into the

### Entrance Hallway

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up and part glazed door leading into the

### Living/Dining Room

A spacious lounge/dining room with fitted carpet, two radiators, two ceiling light points, dual aspect double glazed window to the side and bay window to the front, wall mounted fuse box, gas central heating thermostat and door leading into

### Kitchen

Comprising matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, under counter space for washing machine, dishwasher and space for a freestanding fridge/freezer, freestanding electric cooker with oven, grill and four ring hob with cooker hood over, fitted breakfast bar, ceiling light point and double glazed window and door out to the rear garden.

### First Floor Landing

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

## Bedroom One

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

## Bedroom Two

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

## Shower Room

A modern fitted shower room comprising large walk in shower with mains fitment rainfall shower head over and panelled surround, wash hand basin with storage under, low flush w/c, radiator, recess spotlights and double glazed window.

## Outside

To the rear a west facing garden perfect for catching the evening sun with a paved patio area, an area of lawn bordered by stoning and enclosed by fencing with useful rear access gate. The property also benefits from one allocated parking space with additional on street parking available in Ascot Close.

## 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 in the far right hand corner as indicated by the agents for sale board.

### **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.

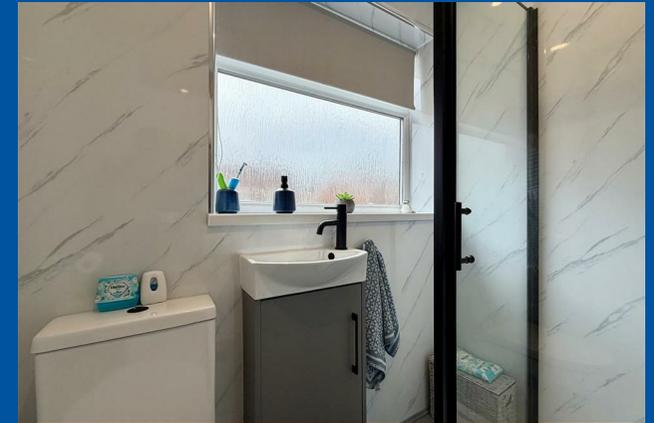
### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## **10 ASCOT CLOSE**



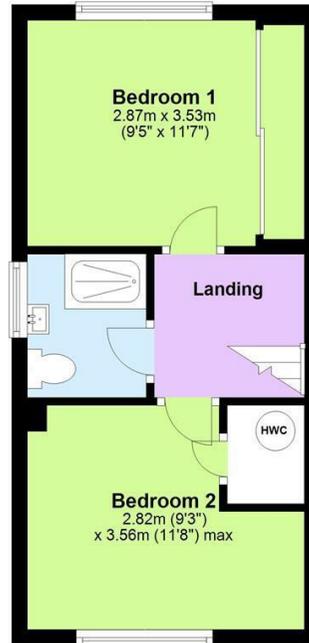
### Ground Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



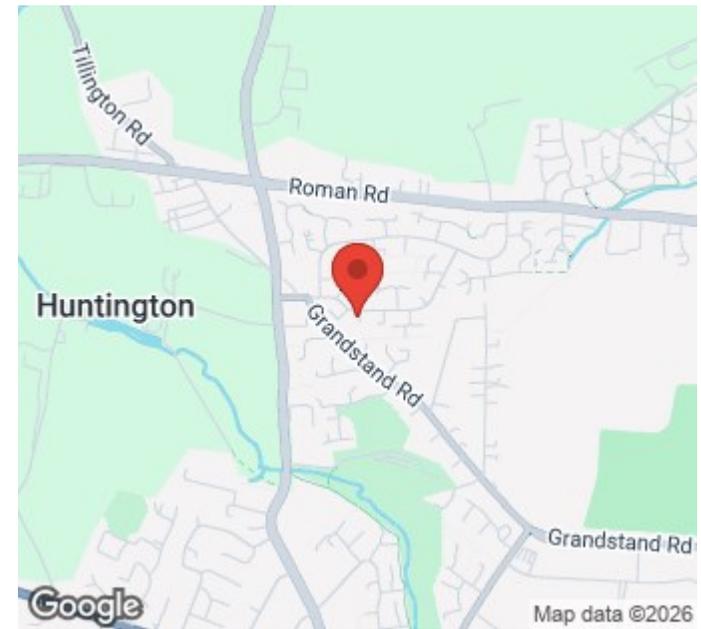
### First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)

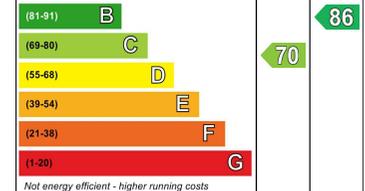


Total area: approx. 56.5 sq. metres (608.4 sq. feet)

**EPC Rating: C**    **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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