



4 GLENDOWER CLOSE

HEREFORD HR2 7QG

£259,500
FREEHOLD

Peacefully situated on the southern outskirts of the city, a traditional 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, a good sized rear garden, a garage and ample parking and to fully appreciate this property we recommend an internal inspection.



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- Must be viewed
- Southern outskirts of the City
- Lounge & kitchen/diner
- Ideal family home
- Well maintained 3 bedroom semi-detached house
- Garage & ample parking



Full Description

Peacefully situated on the southern outskirts of the city, a traditional 3 bedroom semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, a good sized rear garden, a garage and ample parking and to fully appreciate this property we recommend an internal inspection.

Reception Hall

With solid engineered oak flooring, carpeted staircase to the first floor, central heating thermostat, useful store cupboard, coat hooks and door to the

Entrance Porch

Accessed through a double glazed uPVC door and having storage space, double glazed windows and a partially double glazed door through to the

Lounge

A light and airy room with double glazed window to the front aspect, engineered oak flooring, coved ceiling, built in coal effect living flame gas fire with hearth below, dimmer controls, a recess - ideal for a TV with an overhead light and a large square arch through to the

Kitchen/Dining Room

Kitchen Area With single drainer sink unit and mixer tap over, a range of wall and base cupboards, ample work surfaces with tiled splash backs, built in double oven and 5 ring gas hob with cooker hood over, double glazed window overlooking the rear garden with roller blind,

engineered oak floor, space for an upright fridge/freezer, upright radiator, large double glazed sliding patio door to the rear and display shelving.

First Floor Landing

With fitted carpet, double glazed side window, access hatch to the loft space and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, display shelving and space for wardrobes.

Bedroom 2

With fitted carpet, radiator, display shelving and a double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and wall shelving.

Bathroom

With suite comprising a bath with shower unit over, vanity wash hand basin with storage below and further cupboard and mirror above, low flush WC, radiator, double glazed window, tiled wall surround, vinyl flooring and airing cupboard also housing the Worcester gas central heating boiler.

Outside

To the immediate rear of the property there is a good sized decked area providing the perfect entertaining space with steps then leading onto the remainder of the garden which is mainly laid to lawn and enclosed by

fencing for privacy with a further paved patio area with pergola and decked area providing access to the Detached Summer House With glazed windows and power points. To the front of the property there is a large brick paved driveway enclosed by hedging and walling and providing ample off road parking, this allows access to the Garage With up and over door, power and light points, ample storage space and personal door to the rear garden.

Directions

Proceed south out of Hereford on the A49 Ross Road, go straight over at the Broadleys public house traffic lights then turn right just before the next set of lights into Mayberry Avenue, then first left into Marlbrook Road and continue into Beaufort Avenue taking the first right into Glendower Close.

Services

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

Outgoings

Council tax band C - £2,159 payable for 2025/2026 Water and drainage rates are payable.

Viewing Arrangements

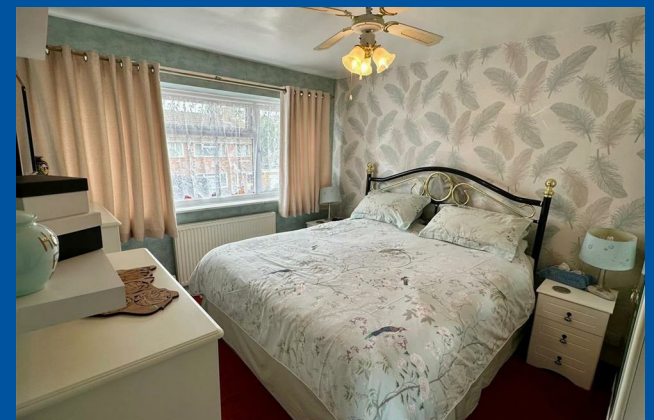
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

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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Total area: approx. 91.6 sq. metres (985.7 sq. feet)
4 Glendower Close, Hereford

EPC Rating: D Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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