



1 MAPLE GROVE

HEREFORD HR2 6AP

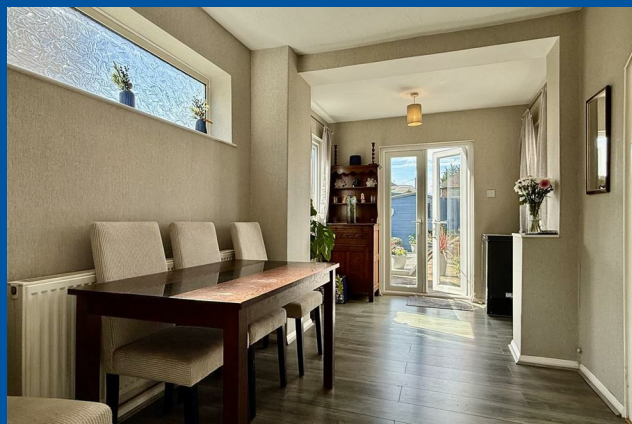
£210,000
FREEHOLD

Situated south of Hereford City, a three bedroom end terraced home offering ideal first time buyer/ small family accommodation. The property which requires a degree of modernisation has the benefit of gas central heating, double glazing, south facing rear garden, driveway parking and we highly recommend an internal inspection.



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- Three bedrooms • Off road parking & enclosed rear garden • South of Hereford City • Ideal first time buyer/ small family accommodation • End terraced house • Must be viewed!



Full Description

Situated south of Hereford City, a three bedroom end terraced home offering ideal first time buyer/ small family accommodation. The property which requires a degree of modernisation has the benefit of gas central heating, double glazing, south facing rear garden, driveway parking and we highly recommend an internal inspection.

Ground floor

With double glazed french doors leading into

Entrance porch

With two double glazed windows, space for shoe storage and upvc door into

Living room

With wood effect flooring, double glazed window to the front aspect, coving, ceiling light point, space for coat storage, stairs leading up, double glazed window to the side aspect, two radiators and door into

Extended dining room

With wood effect flooring, radiator, three double glazed windows, two ceiling light points, double glazed french doors to the rear garden and archway into the

Kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel sink and drainer, under counter space for washing machine, space for freestanding cooker, space for freestanding fridge/freezer, tiled splash back, double glazed window.

First floor landing

With fitted carpet, loft hatch, two ceiling light points, double glazed window, radiator and doors to

Bedroom 1

With fitted carpet, radiator, two double glazed window, ceiling light point, ample space for wardrobes.

Bedroom 2

With laminate flooring, ceiling light point, double glazed window, radiator and built in cupboard housing the gas central heating boiler.

Bedroom 3

With laminate flooring, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, part tiled surround, double glazed window and ceiling light point.

Outside

To the rear a fantastic south facing low maintenance garden, with two areas of decking, the remainder of the garden is laid to patio with two useful outside wooden storage sheds, side access gate and enclosed by fencing. To the side a paved path provides access to the front and there is a useful outside tap. To the front a concrete driveway providing off road parking bordered by an array of ornamental plants and shrubbery enclosed by brick walling.

Agents note

The neighbouring property has a right of access across the rear of no.1.

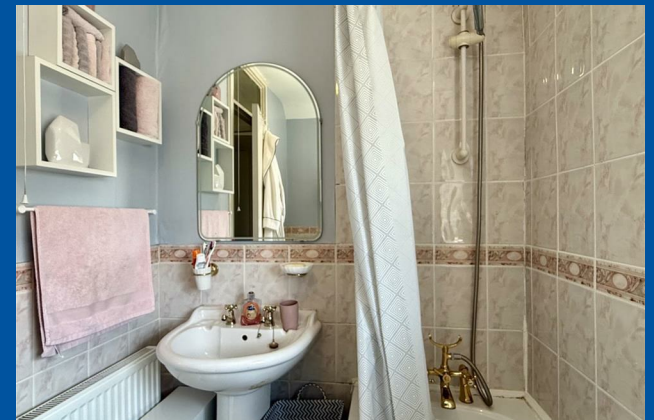
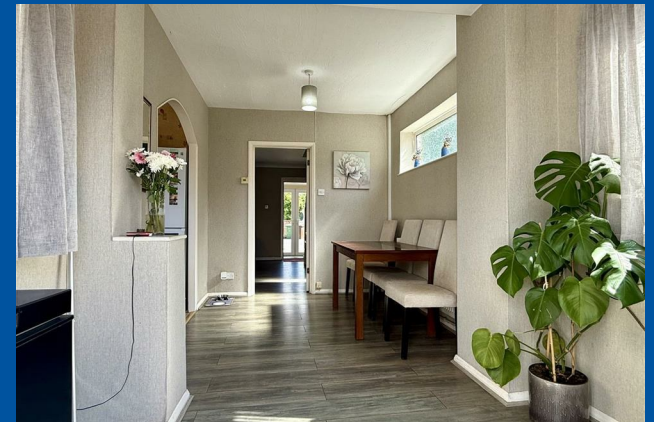
Directions

Proceed south over Greyfriars Bridge heading towards the A49, at the second set of traffic lights take the left hand turning for Holme Lacy Road, take the second left turning onto Hinton Avenue and then take the second left onto Maple Grove.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band B - £1889.10 for 2025/2026 Water and drainage rates are payable. 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.

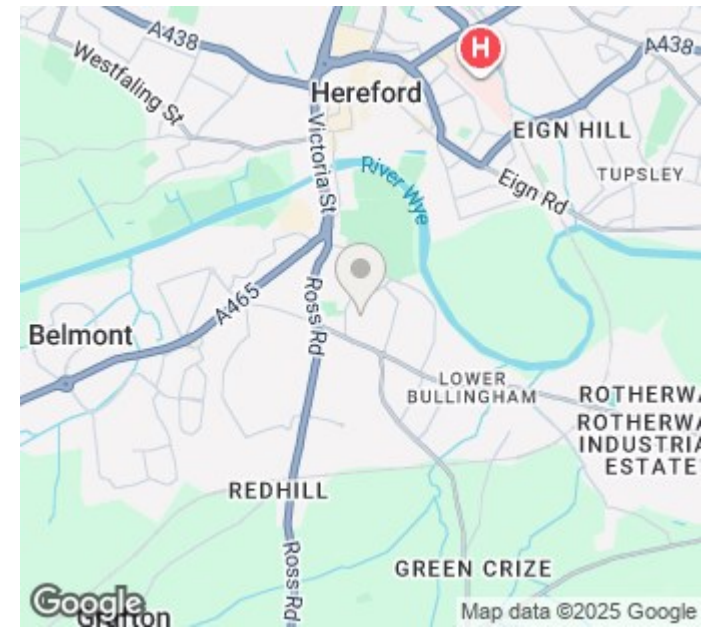
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Total area: approx. 80.1 sq. metres (861.7 sq. feet)
1 Maple Close, Hereford

EPC Rating: D Council Tax Band: B



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

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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