



## 4 QUEENS HILL GARDENS

HEREFORD HR4 0EZ

£205,000  
FREEHOLD

Peacefully situated in this popular residential location, an impressive 2 bedroom bungalow offering ideal first-time buyer or retirement accommodation. The property, which is well maintained throughout, has the added benefit of gas-central heating, double glazing, a modern fitted kitchen and shower room, off-road parking, easy to maintain garden, and we strongly recommend an internal inspection.





## 4 QUEENS HILL GARDENS

- Popular residential location • Well maintained
- 2 bedroom bungalow • Gas central heating and double glazing • Modern fitted kitchen and shower room • Ideal for first-time buyers or retirement • Must be viewed



### Living Room

With fitted carpet, double radiator, coved ceiling, large double-glazed bay window to the front aspect, ornamental fire surround with hearth and display mantel over.

### Inner Hallway

With fitted carpet, access hatch to loft space, coved ceiling, useful cupboard also housing the gas central heating boiler, open plan access to the kitchen and doors to bedrooms and shower room.

### Kitchen

Fitted with a range of modern wall and base units, ample work surfaces with splashbacks, single bowl sink with mixer tap, fridge/freezer, freestanding cooker with cooker hood over, space and plumbing for washing machine, vinyl flooring, central spotlighting, extractor, display shelving and a large serving hatch through to the living room with folding doors.

### Bedroom 1

With fitted carpet, radiator, coved ceiling and double glazed window to the rear.

### Bedroom 2

With fitted carpet, radiator, coved ceiling, double glazed window and door to the conservatory.

### Conservatory

Of uPVC construction, with tiled floor, power and light points, opening window vents, double doors to the rear garden and an insulated ceiling, making it a room to enjoy all year round.

### Shower Room

With a modern suite comprising large double shower with glazed sliding door and panelled walls, pedestal wash hand basin with tiled splash back, low flush WC, vinyl flooring, extractor fan, ladder style towel rail/radiator.

### Outside

To the front of the property there is off-road parking for two vehicles. The rear garden has been landscaped for easy maintenance, all enclosed by high fencing to maintain privacy with a useful garden store and paved patio area providing the perfect entertaining space.

### Property Services

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

### Outgoings

Council tax band 'B' - £1,889 for 2025/2026  
Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city along Whitecross

Road, turn left into White Horse Street. After passing Chandos Street on your left-hand side, take the next turning left into Queens Hill Gardens.

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

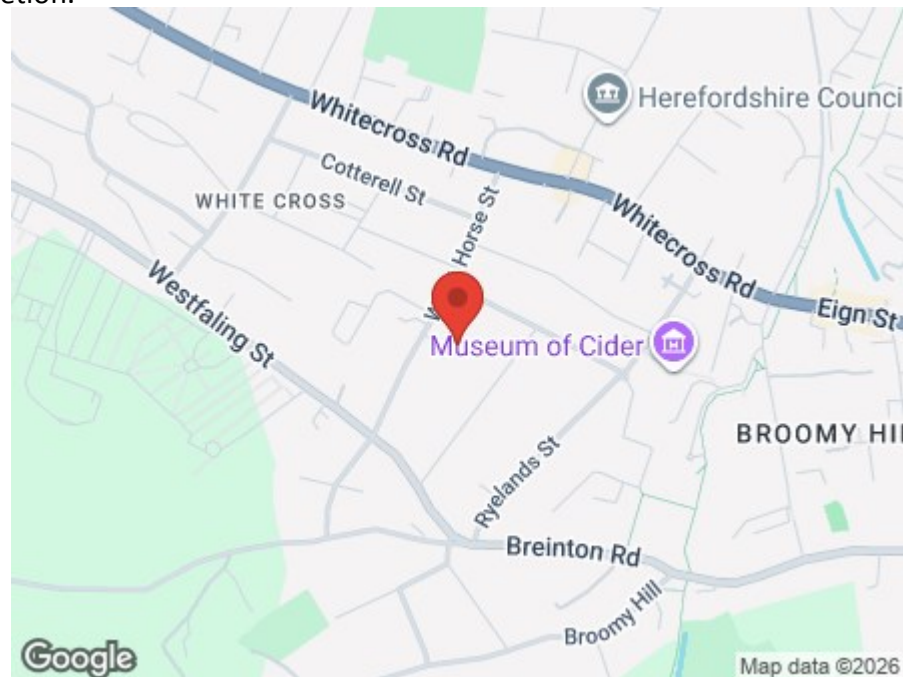
Saturday 9.00 am - 1.00 pm

#### 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.



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Total area: approx. 51.4 sq. metres (553.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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

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

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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

