



47 BRIGHTON GROVE BOBBLESTOCK, HEREFORD HR4 9TS

£170,000
FREEHOLD

Situated in this popular residential location, a one bedroom end of terrace bungalow being sold with the added benefit of no onward chain. The property comprises a spacious lounge/dining room, fitted kitchen, shower room, bedroom and conservatory. The property also benefits from front and rear gardens, allocated parking, gas central heating and double glazing. A viewing is highly recommended.

**Flint
&
Cook**

47 BRIGHTON GROVE

- One bedroom bungalow • End of terrace
- Gas central heating & double glazing
- No onward chain! • Popular residential location
- Must be viewed!



Full Description

Situated in this popular residential location, a one bedroom end of terrace bungalow being sold with the added benefit of no onward chain. The property comprises a spacious lounge/dining room, fitted kitchen, shower room, bedroom and conservatory. The property also benefits from front and rear gardens, allocated parking, gas central heating and double glazing. A viewing is highly recommended.

Ground floor

Canopy entrance porch and upvc door into

Inner hallway

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

Bedroom

With fitted carpet, radiator, built in wardrobes with hanging rails and fitted shelving, window and door leading out to the

Kitchen

With fitted wall and base units, ample work surface space, sink and drainer unit, space for freestanding cooker, under counter space for washing machine and larder fridge, recess spotlight, tiled floor.

Conservatory

With fitted carpet, light and power points, fitted base units with work surfaces over, double glazed windows and sliding door out to the rear garden.

Spacious lounge/dining room

With fitted carpet, radiator, recess spotlights, double glazed window to the front aspect and window to the side, ample space for both dining and living and opening into the

Shower room

With fitted corner shower cubicle, pedestal wash hand basin, low flush w/c, airing cupboard housing the gas central heating boiler and fitted shelving.

Outside

To the front, an iron gate opens onto a low maintenance front garden laid to patio enclosed by fencing with access to the side store which is a fantastic storage space/workshop with light and power and further door leading to the rear. To the rear a low maintenance garden laid to patio enclosed by fencing with a border of ornamental shrubs. There is a rear access door to the side store with light and power.

Directions

Proceed west of Hereford along Whitecross Road, at the roundabout take the third exit onto Three Elms Road, after approximately one mile take the right turn onto Sandown Drive and the first left onto Kempton Avenue, follow the road around to the right and then take the right hand turn signposted for Brighton Grove and follow the road round to the right and the property is the last bungalow situated on the left hand side.

General Information

Tenure & PossessionFreehold - vacant possession on completion. ServicesAll mains services are connected. Gas-fired central heating. OutgoingsCouncil Tax Band A Amount payable £1,633 Water and drainage are payable. ViewingStrictly by appointment through the Agents, Flint & Cook 01432 355455 Money Laundering RegulationsProspective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer. Opening HoursMonday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

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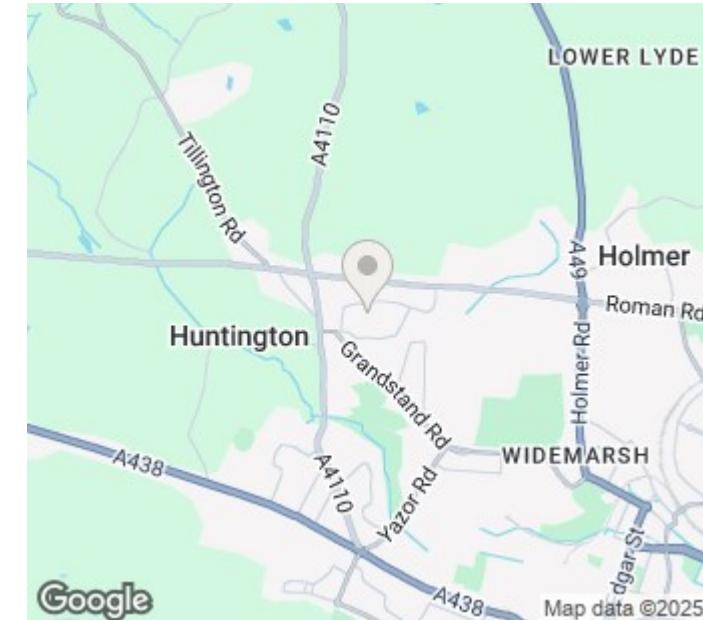
Ground Floor
Approx. 47.3 sq. metres (509.3 sq. feet)



Total area: approx. 47.3 sq. metres (509.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(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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