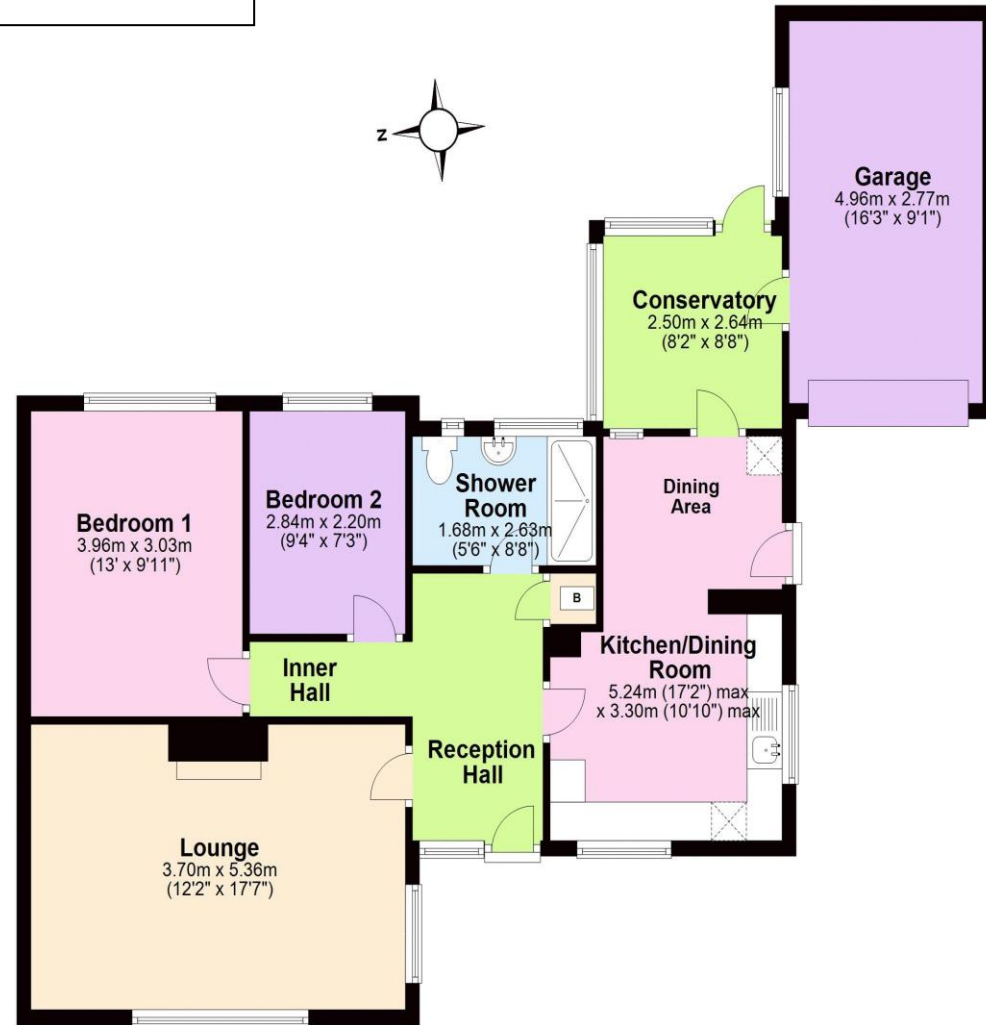


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		

Floor Plan
Approx. 90.4 sq. metres (973.1 sq. feet)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

24 Baggallay Street, Hereford



24 Baggallay Street Hereford HR4 0DZ

£325,000

- Popular residential location
- 2 Bedroom detached bungalow
- Gas central heating, double glazing

- Garage & driveway parking
- No onward chain
- Must be viewed!

22 Broad Street
Hereford
HR4 9AP
Tel: 01432 355455
hereford@flintandcook.co.uk

37 High Street
Bromyard
HR7 4AE
Tel: 01885 488166
bromyard@flintandcook.co.uk

Managing Director: Jonathan Cook F.N.A.E.A., F.N.A.V.A.
Sales Director Hereford: Martin Pearce M.N.A.E.A.
Flint & Cook Limited. Registered in England No. 12997370
Registered Office: 22 Broad Street, Hereford, UK, HR4 9AP
VAT No. 489 0289 02

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

24 Baggallay Street Hereford HR4 0DZ

Situated within easy reach of Hereford City centre, a 2-bedroom detached bungalow offering ideal retirement accommodation and being sold with no onward chain.

The property has the added benefit of gas central heating, double glazing, driveway parking, garage and we strongly recommend an internal inspection.

Hereford City centre is within easy reach and there is also a wide range of amenities close by including popular primary schools, church, public house, shop, takeaways, supermarkets and daily bus services.

In more detail, the accommodation comprises:-

Canopy Porch

With double glazed front entrance door leading into the

Entrance Hallway

Fitted carpet, radiator, loft hatch, central heating thermostat, airing cupboard housing the Worcester Bosch gas central heating boiler with fitted shelving and doors to

Living Room

Fitted carpet, dual aspect double glazed windows, radiator and electric coal-effect fireplace with surround and hearth.

Kitchen/Diner

Kitchen area - fitted with wall and base units with ample worksurfaces and tiled splashbacks, stainless steel sink and drainer, double glazed windows to the front and side, free-standing electric cooker, under-counter space for fridge and integrated washing machine, vinyl flooring. **Dining area** with fitted carpet, radiator, double glazed door to the side, door into the Conservatory and cupboard housing the fusebox.

Conservatory

Vinyl flooring, radiator, double glazed window into the rear garden, door to the side and door into the garage.

Bedroom 1

Fitted carpet, radiator and double glazed window to the rear aspect.



Bedroom 2

Fitted carpet, radiator and double glazed window to the rear aspect.

Shower Room

Double width cubicle with electric shower over, low flush WC, pedestal wash hand-basin, heated towel rail, vinyl flooring, 2 double glazed windows to the rear aspect.

Outside

The property is approached via 2 iron gates leading onto the tarmac driveway providing parking for several vehicles and there is a paved patio area, a lawned area, a range of shrubs and all enclosed by brick-walling and fencing. There is access to the **GARAGE** with up-and-over door, power and light. **CARPORT** and access to the front door and access into the Kitchen/Diner. Outside tap and outside power point.

To the rear of the property there is a paved patio area - perfect for entertaining and designed for low maintenance with a mixture of gravel and slabs together with a range of plants and shrubs and enclosed by brick-walling and fencing to maintain privacy.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band D - payable 2023/24 £2202.37
Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.



Directions

Proceed west out of Hereford City along Eign Street, continuing into Whitecross Road and take the right turning for Baggallay Street and the property is located at the end of the street on the right hand side. What3words - leaps.twice.hush

Viewing

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

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

DR FC008622 October 2023 (1)

