

FOR  
SALE



20 Park Close, Hereford HR1 1LB

£275,000 - Freehold

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## PROPERTY SUMMARY

Pleasantly situated on the northern outskirts of the City, a 3 bedroom semi-detached house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, private rear garden, garage and long driveway and we recommend an internal inspection.

## POINTS OF INTEREST

- *Northern outskirts of the City*
- *3 Bedroom semi-detached house*
- *Gas central heating and double glazing*
- *Modern fitted kitchen*
- *Ideal family home*
- *No onward chain*



## ROOM DESCRIPTIONS

### Canopy Porch

With double glazed entrance door through to the

### Reception Hall

Radiator, staircase to the first floor, understairs store cupboard and door to the

### Lounge

Fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, tiled hearth with electric coal-effect fire above and open plan access to the

### Dining Room

Fitted carpet, radiator, central heating thermostat, double glazed sliding patio door to the rear garden and sliding door to the

### Modern Fitted Kitchen

Range of wall and base units, ample worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, double glazed window with blind overlooking the rear garden, radiator, vinyl flooring, built-in oven, microwave and 4-ring hob, central spotlighting, built-in fridge and freezer, double glazed door to the side and useful pantry cupboard with ample shelving.

### First floor landing

Double glazed window to the side, access hatch to loft space and built-in airing cupboard (also housing the gas central heating boiler).

### Bedroom 1

Radiator, double glazed window to the front aspect, fitted double wardrobe with cupboard above.

### Bedroom 2

Radiator, double glazed window to the rear, space for wardrobes.

### Bedroom 3

Radiator, double glazed window to the front aspect, built-in double wardrobe with storage above and below and further wall shelving.

### Shower Room

Suite comprising shower cubicle with seat and glazed door, pedestal wash hand-basin, vinyl flooring, tiled wall surround, shaver socket, double glazed window and radiator.

### Separate WC

Low flush cistern, radiator, double glazed window and handrail.

### Outside

To the immediate rear of the property there is a good size paved patio area leading onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs and enclosed by fencing to maintain privacy. There is a useful side gate, outside tap, further paved patio area to the rear of the garage. To the front of the property there is a lawned garden, interspersed with flowers and shrubs with a driveway to the side providing off-road parking for at least 2/3 vehicles leading to the SINGLE GARAGE with up-and-over door, power and light points, ample storage space, personal door and window to the rear.

### Services

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

### Outgoings

Council tax band C - payable 2023/24 £1922.84

Water and drainage - rates are payable/metered supply.

### Money laundering regulations

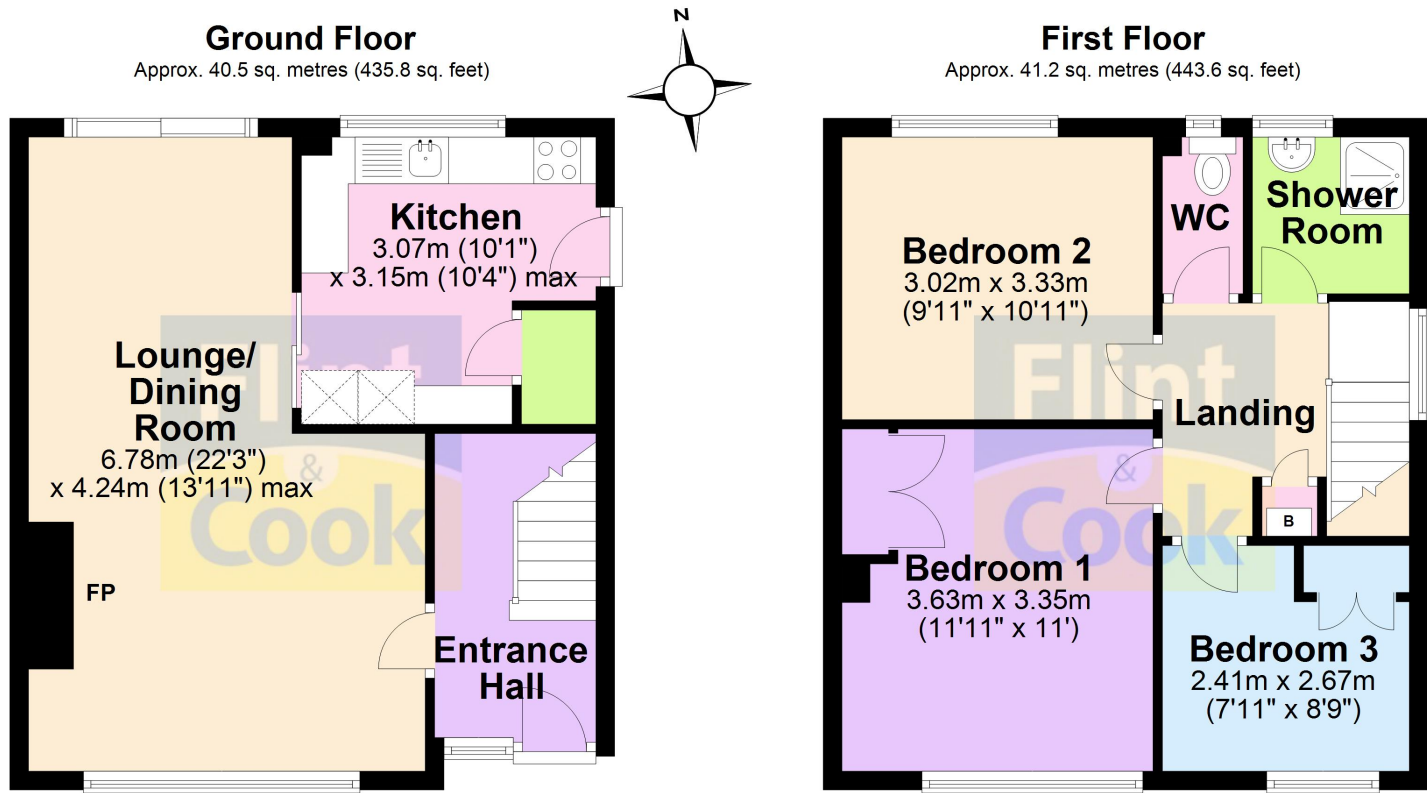
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

What3words - worry.clean.risk



Total area: approx. 81.7 sq. metres (879.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</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		
	70	83
England, Scotland & Wales		