

FOR
SALE



2 The Furlong, Hereford HR2 6RT

£325,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a superb 4 bedroom semi-detached house offered For Sale with no onward chain. The property has the added benefit of gas central heating, double glazing, 4 bedrooms (1 en-suite), large living room, kitchen/breakfast room with integrated appliances, good size garden, driveway parking, double garage and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Semi-detached house*
- *Popular residential location*
- *4 Bedrooms (1 en-suite)*
- *Ideal family accommodation*
- *Driveway parking and double garage*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Front entrance door into the

Entrance Hallway

With mat-well, fitted carpet, radiator, carpeted stairs leading to the first floor, fuseboard, gas central heating thermostat, useful understairs storage space and doors to the

Downstairs WC

Low flush WC, pedestal wash hand-basin with tiled splashback, radiator, vinyl flooring and extractor.

Dining Room

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

Kitchen/Breakfast Room

Fitted with matching wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit, under-counter space for washing machine, integrated fridge/freezer, integrated dishwasher, integrated double oven, 4-ring gas hob with extractor over, vinyl flooring, recessed spotlighting, radiator, double glazed window to the rear aspect and double glazed door to the rear.

Large Living Room

With dual aspect double glazed windows to the front and double glazed French doors to the rear garden, 2 radiators and fitted carpet.

First floor landing

Fitted carpet, loft hatch, smoke alarm, radiator, airing cupboard housing the gas central heating boiler and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect with door into the EN-SUITE SHOWER ROOM with tiled shower cubicle and mains fitment shower with bi-folding glass screen, low flush WC, vanity wash hand-basin with storage under, opaque double glazed window, radiator, extractor and vinyl flooring.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Suite comprising panelled bath with mains fitment shower over, pedestal wash hand-basin, low flush WC, part-tiled surround, opaque double glazed window, vinyl flooring, radiator and extractor.

Outside

To the rear of the property there is a patio area, perfect for entertaining and there is a paved pathway leading round to the rear access door to the double garage and side access. The remainder of the rear garden is laid to lawn, enclosed by fencing and brick-walling for ease and low maintenance. To the front of the property, there is ample off-road parking for several vehicles with a paved pathway leading to the front entrance door and a tarmac driveway. There is also a gravelled area for additional parking and the remainder of the front garden is laid to lawn with hedging. DOUBLE GARAGE with up-and-over doors, electric, light and rear access door.

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 - 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

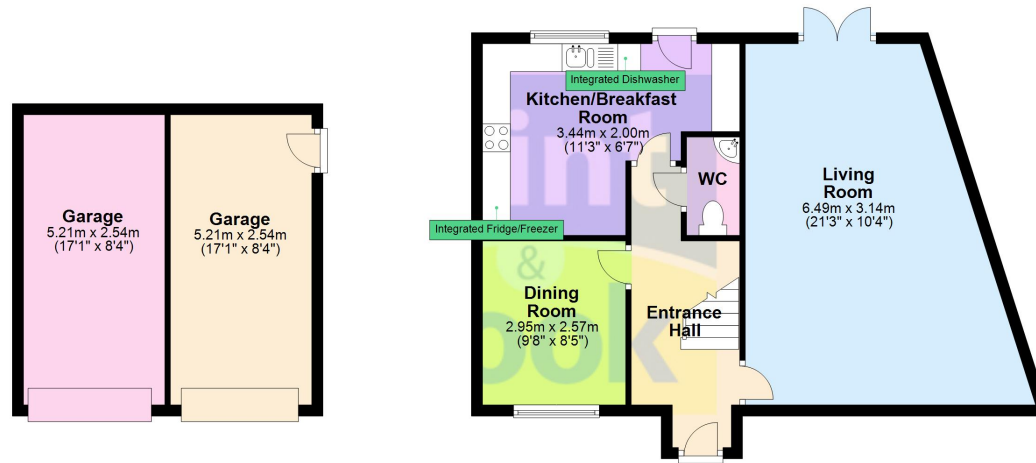
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford proceed south along the A49 towards Ross-on-Wye, continue past St Martin's Church and The Broadleys public house and, at the traffic lights, turn left into Bullingham Lane and then take the 1st exit onto Waggoners Way and the 1st left again onto The Furlong, continue around the corner and the property is located on the left-hand side. What3words - reef.next.begins

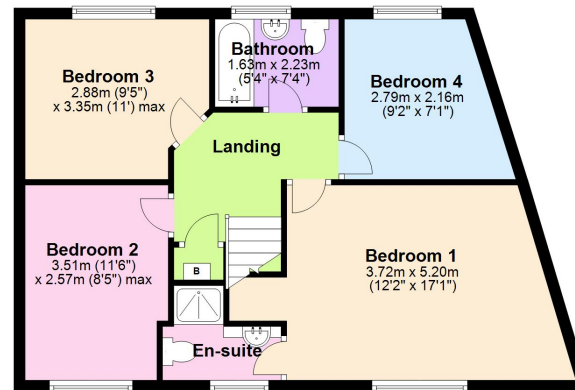
Ground Floor

Approx. 85.5 sq. metres (920.0 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 143.4 sq. metres (1543.4 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+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC