

UNDER
OFFER



41 Bridle Road, Kings Acre, Hereford HR4 0PP

£225,000 - Freehold

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PROPERTY SUMMARY

Peacefully situated on the outskirts of the city, a 2-bedroom terraced house offering ideal first-time buyer/investment accommodation. The property has the benefit of gas central heating, double-glazing, modern fitted kitchen, single garage, and we highly recommend and internal inspection.

POINTS OF INTEREST

- *Ideal first time buyer/ investor accommodation*
- *2 bedrooms*
- *Single garage*
- *Mid terraced house*
- *Popular residential location*
- *Gas central heating & double glazing*
- *Enclosed garden*



ROOM DESCRIPTIONS

Entrance Porch

Approached through uPVC door, double-glazed window, coved ceiling, door to

Lounge

Fitted carpet, staircase to first floor, coved ceiling, radiator, double-glazed window to front, central heating thermostat, door to

Kitchen/Breakfast Room

Single drainer sink unit with mixer tap, range of wall and base cupboards, ample worksurfaces, recessed spotlighting, wall mounted gas fired central heating boiler, built-in oven, 5-ring gas hob with cookerhood over, contemporary corner carousel-style cupboard with further storage below, space for upright fridge/freezer, breakfast bar, radiator, tiled floor, double-glazed window, door to rear garden.

Landing

Fitted carpet, hatch to loft space and doors to

Bedroom 1

Radiator, fitted carpet, range of fitted wardrobes with mirror sliding doors, 2 double-glazed windows to front enjoying a pleasant outlook.

Bedroom 2

Fitted carpet, radiator, double-glazed window to rear.

Bathroom

Suite comprising bath with shower unit over and glazed screen, vanity wash basin with store cupboard below, low flush WC, recessed spotlighting, double glazed window, ladder-style towel rail/radiator, wall mirror, tiled floor and wall surrounds for easy maintenance.

Outside

To the immediate rear of the property there is a paved patio area with steps leading onto the main garden which is laid to lawn and enclosed by fencing to maintain privacy. At the bottom of the garden there is a raised decked area and rear pedestrian access gate leading to the parking area. Garden tap.

To the front of the property is a small garden with paved pathway to the front entrance door. Situated a short distance away from the property is a Single Garage with up-and-over door.

Services

General information

Services

Mains water, electricity, drainage and gas are connected.

Telephone (subject to transfer regulations). Gas-fired central heating.

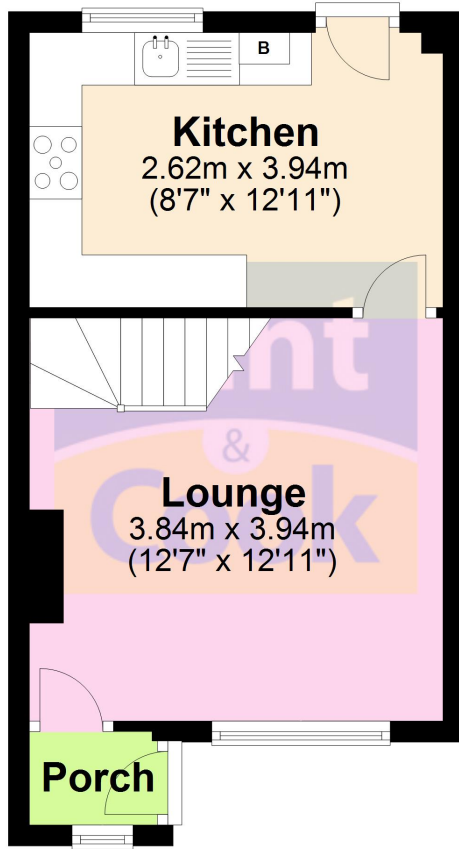
Directions

Proceed west out of Hereford on the Whitecross Road, taking the 2nd exit at the monument roundabout onto Kings Acre Road.

After approximately 1 mile turn left into Huntsmans Drive then first left into Bridle Road.

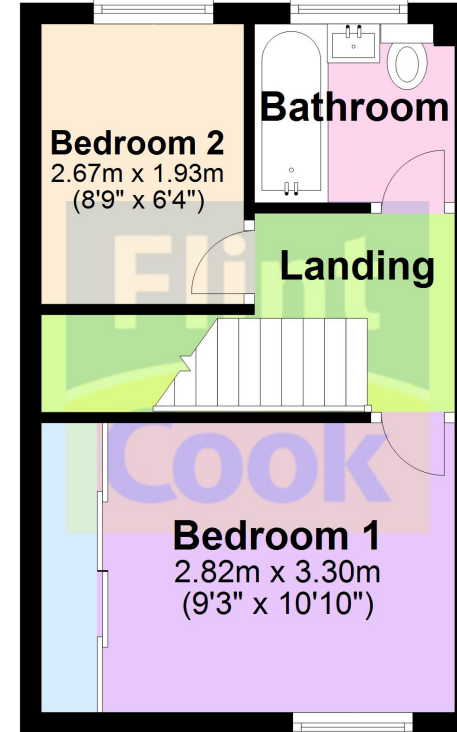
Ground Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.9 sq. feet)



Total area: approx. 52.9 sq. metres (569.0 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	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		