

FOR
SALE



Flint
&
Cook

37 Thistledown Grove, Hereford HR1 1AZ

£219,950 - Freehold

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PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought after residential location, a well presented modern terraced house offering ideal first time buyer/investment accommodation. The property has the added benefit of 2 bedrooms, spacious living/dining room, private rear garden, ample off-road parking and garage and to fully appreciate this property we highly recommend an internal inspection.

POINTS OF INTEREST

- *Well presented modern terraced house*
- *Peaceful cul-de-sac position*
- *Highly sought-after location*
- *Spacious living/dining room, 2 bedrooms*
- *Gas central heating & double glazing*
- *Ideal first time buyers/investment accommodation*
- *Ample off-road parking & garage*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With outside light, meter cupboards and entrance door through to the

Reception Hall

Laminate flooring, radiator, coved ceiling and archway through to the

Kitchen

Fitted with a range of wall and base units, ample worksurfaces with tiled splashbacks, single drainer sink unit with mixer tap over, integrated electric double oven, 4-ring electric hob with splashback and extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, wall mounted gas fired central heating combination boiler and double glazed window to the front aspect.

Living/Dining Room

Laminate flooring, radiator, central heating thermostat, full height double glazed window to the rear aspect with adjacent glazed door to the rear garden.

Carpeted staircase leads to the

First floor landing

Fitted carpet, access hatch to loft space and door to

Bedroom 1

Fitted carpet, radiator, built-in double wardrobe with mirrored sliding doors and double glazed window overlooking the rear garden.

Bedroom 2

Fitted carpet, radiator, built-in double wardrobe with mirrored sliding doors and double glazed window to the front aspect.

Bathroom

Suite comprising a walk-in shower cubicle with wall mounted chrome effect mixer shower with rainfall showerhead over, glass sliding doors, low flush WC, wash hand-basin with storage beneath, LED mirror, radiator, double glazed window.

Outside

To the rear of the property there is a paved patio area providing an ideal entertaining space with steps leading down to the good size decking area, bordered by ornamental flowers and shrubs and enclosed by fencing to maintain privacy. There is a useful outside light. To the front of the property the garden is laid to chippings for ease of maintenance and there is a paved pathway to the front entrance door. A driveway provides off-road parking facilities for 2/3 vehicles and leads to the GARAGE with up-and-over door and ample storage space.

Services

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

Outgoings

Council tax band B - payable 2024/25 £1794.59

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

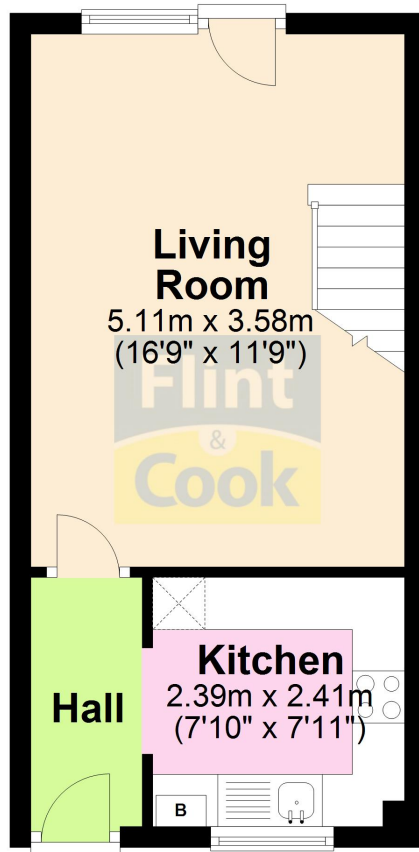
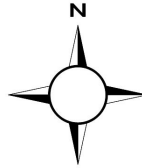
Proceed east out of Hereford along Bath Street, continue into St Owens Street and then turn right into Eign Road. Continue into Hampton Park Road taking the final turning on the left into Sudbury Avenue. After approximately ½ a mile turn right into Gurney Avenue, then first left into Queenswood Drive, then right into Thistledown Grove. What3words - price.editor.engage

Agents Note

In line with the Estate Agents Act 1979, we are obliged to inform any potential party that the owner of this property is employed by Flint & Cook.

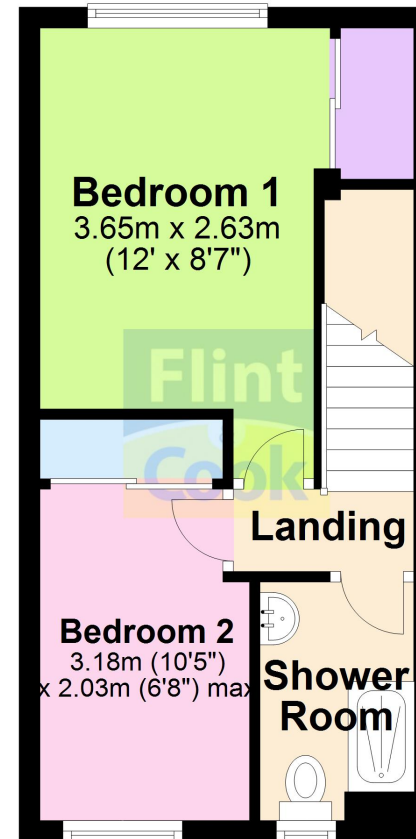
Ground Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.4 sq. metres (585.9 sq. feet)

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

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