

15 Haldon Way, Hereford, HR4 9XA

Sunderlands
Residential Rural Commercial

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Summary of Features

- A detached two bedroom bungalow
- Most white goods included
- Gas central heated and double glazed
- No ongoing chain

Asking Price £265,000

A detached two bedroom bungalow set in the corner of a popular cul-de-sac on the fringes of Bobblestock. This ideal retirement bungalow is gas central heated and double glazed and briefly comprises reception hall, with old conservatory, kitchen/diner with most white goods included, two bedrooms and shower room. There are gardens to the front, a drive which provides parking and in turn leads to the attached garage and to the rear, a privately enclosed garden. The property is empty with no ongoing chain, ideal for buyers looking to move quickly.

Situation
Bobblestock lies on the northern fringes of Hereford City and is an area which is well served having a supermarket, Doctors Surgery, public house, newsagent, pharmacy and a bus route into Hereford.

Outside
A drive provides parking for a couple of cars, which in turn leads to the garage which has power and light and a pedestrian door to the rear. There is a garden area to the front with side passageway leading around to the rear. The rear gardens are enclosed with panel fencing and are pleasantly private having various bushes and trees, paved seating area and garden shed.

Services
Mains, gas, electric, water, drainage connected to the property.

Council tax band
Herefordshire Council tax band - C

Tenure
Freehold.

Directions
Leave Hereford on the A49 passing the Leisure Centre on the left hand side until reaching The Starting Gate roundabout. Turn left along the Roman Road, passing the entrance to the racecourse, through the traffic lights and then take the left into Kempton Avenue. Follow Kempton Avenue around to the right and Haldon Way close will be seen on the right hand side. At the 'T' junction then turn left and the property will be seen in the top corner of the cul-de-sac as denoted by the Agents For Sale sign.

Anti-Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







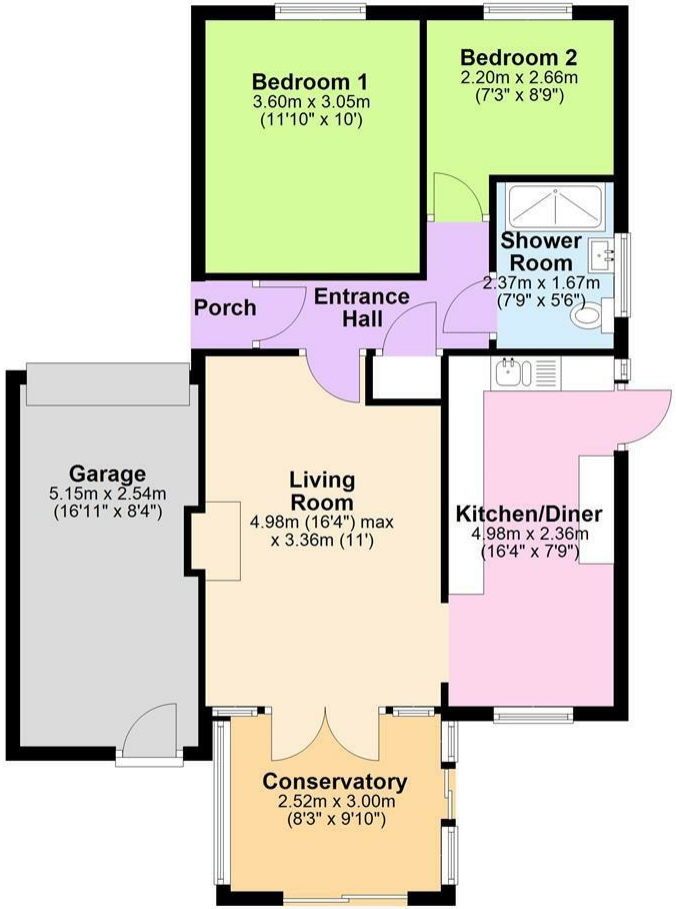








Ground Floor



Total area: approx. 78.1 sq. metres (840.3 sq. feet)

15. , Halton Way, Bobblestock, Hereford

Sunderlands

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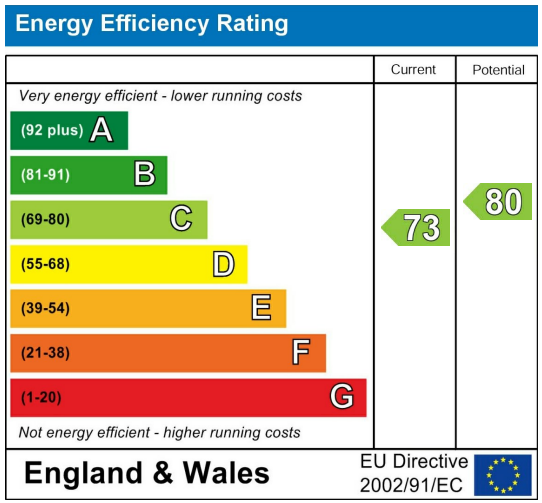

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.