



£278,000 Guide Price

BRADBURY CLOSE, HEREFORD HR2 7RX

Detached House | 4 Bedrooms | 2 Bathrooms

07725 138369



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Step Inside

Key Features

- WELL PRESENTED FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- NO ONWARD CHAIN

Property Description

A well presented 4 bedroom detached family home in an ideal spot in a quiet cul-de-sac.

Main Particulars

A well presented 4 bedroom detached family home in an ideal spot in a quiet cul-de-sac with local amenities within an easy walk. This bright and spacious property is in superb condition with a garage and rear garden. There are both primary and secondary schools within an easy walk.

Entrance hall - lounge – kitchen / diner – 2nd reception room - downstairs cloakroom - 4 bedrooms, 1 with en-suite shower room - family bathroom - rear garden - garage and drive

The Property

Entrance – The hallway is a bright entrance to the property and allows access to the downstairs rooms and has a WC.

Kitchen / diner – The kitchen is well fitted with ample space and units. There are integrated appliances; gas hob and electric oven, fridge freezer and a dishwasher. There is space for a washing machine and it overlooks the rear garden and has rear access.

Lounge – This is a lovely light room with double doors to the rear garden.

Front reception room – This is a flexible space and could be used as an office, family room, playroom or snug.

Upstairs;

Bedroom 1 – Bedroom 1 is a large double room with an ensuite shower. The en-suite having a shower cubicle and stone tiling

Bedroom 2 – A double room which is currently fully fitted as a dressing room with a full suite of fitted wardrobes.

Bedroom 3 – A small double room with rear aspect.

Bedroom 4 – Bedroom 3 is a single overlooking the front of the property.

Family Bathroom – The family bathroom is fitted with white bath suite.

Outside

The front of the property benefits from a driveway and has a single garage. There is also a graveled area. To the rear, the garden has a large paved patio with the remainder laid to law. There is side access and a shed for storage.

Property information:

mains gas, mains electric, mains water & sewerage, gas central heating



Energy Performance Certificate



17, Bradbury Close, HEREFORD, HR2 7RX

Dwelling type: Detached house

Reference number: 2568-3064-7222-5068-5950

Date of assessment: 26 February 2018

Type of assessment: RdSAP, existing dwelling

Date of certificate: 26 February 2018

Total floor area: 107 m²

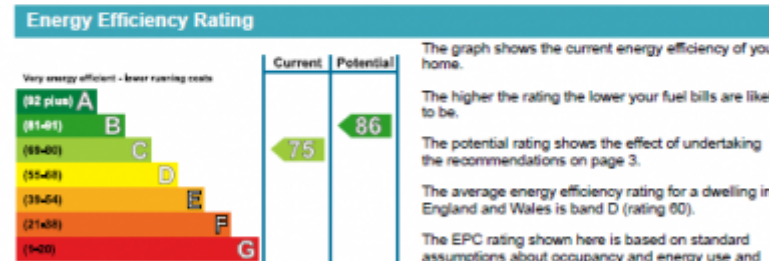
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,016
Over 3 years you could save	£ 240

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 210 over 3 years	
Heating	£ 1,320 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 318 over 3 years	£ 210 over 3 years	
Totals	£ 2,016	£ 1,776	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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