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## 72 Bridle Road, Kings Acre, Hereford, HR4 0PW

*'Situated to the north of Hereford in the popular residential location of Kings Acre a well presented, one bedroom, end of terrace home with gas central heating and double glazing (where specified), conservatory, enclosed rear garden and allocated parking'*

**£175,000 (Freehold)**

# 72 Bridle Road, Kings Acre, Hereford, HR4 0PW

## LOCATION

The property is located in the popular residential district of Kings Acre which is set to the north west of Hereford City. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

The property is a one bedroom end of terrace home with the added benefit of gas central heating, double glazing (where specified), allocated parking and enclosed rear garden. The property comprises entrance hall, kitchen, sitting room, conservatory, first floor landing with access to the bedroom and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

Front aspect glazed door leading to the entrance hall with laminated flooring, coved ceiling, door to the sitting room and access to the kitchen.

#### Kitchen

2.34m (7'8) x 2.18m (7'2)

With front aspect double glazed window. A range of units comprising sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and gas hob with cooker hood over, plumbing and space for washing machine, space for upright fridge freezer and tiled flooring.



#### Sitting Room

4.27m (14'0) (maximum) x 3.3m (10'10) (maximum)

With rear aspect double glazed window, panelled radiator, two wall lights, stairs to the first floor with understair storage cupboard, coved ceiling, smoke alarm, thermostat for central heating and double glazed door to the conservatory.



#### Conservatory

3.45m (11'4) x 2.01m (6'7)

Of timber construction with rear and side aspect glazed doors, rear and side aspect glazed windows and vinyl flooring.





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## ON THE FIRST FLOOR:

### Landing

With access hatch to loft space, smoke alarm, storage cupboard, doors to the bedroom and bathroom.

### Bedroom 1

3.3m (10'10) x 3.25m (10'8) (maximum)

With rear aspect double glazed window, built-in wardrobe, cupboard housing the gas central heating boiler and panelled radiator.

### Bathroom

2.34m (7'8) x 2.21m (7'3) (maximum)

With front aspect double glazed window, suite comprising panel enclosed bath with electric shower over, pedestal mounted wash hand basin, low flush wc, panelled radiator, partially tiled wall surround and vinyl flooring. Please note that there is reduced head height to one section of the room.



## OUTSIDE:

To the front of the property is a lawn garden with path leading to the front door. To the immediate rear of the property the garden is laid to lawn with various shrub borders and is enclosed by walling and fencing to provide a degree of privacy. The garden has the added benefit of a storage shed and rear gate giving access to the allocated parking space.



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## COUNCIL TAX BAND A

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

## VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

## DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road, on reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road turning left into Huntsmans Drive then take the first left into Bridle Road and continue along the road where the property is located on the right hand side as indicated by the agents for sale board.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## ID / Date

ID39209

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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

