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12 Irvine Close, Kings Acre, Hereford, HR4 0RE

'Situated to the north of Hereford City in a highly sought after residential location a well presented two bedroom link detached bungalow with gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£340,000 (Freehold)

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LOCATION

The property is located in the sought after residential district of Kings Acre. 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 subject property is a well presented two bedroom link detached bungalow with gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, kitchen/breakfast room, sitting room, two bedrooms and shower room. In more detail the accommodation comprises:

ON THE GROUND FLOOR ONLY:

Recessed Entrance Porch

With double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With panelled radiator, access hatch to loft space, smoke alarm cupboard housing the Worcester gas central heating boiler, telephone point and doors to all rooms.

Kitchen/Breakfast Room

5.77m (18'11") x 3.68m (12'1")

With front aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, space for fridge, larder cupboard, breakfast bar, panelled radiator, coved ceiling, tiled flooring and side aspect double glazed door.



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Sitting Room

5.74m (18'10") x 3.25m (10'8")

With two side aspect double glazed windows, television point, panelled radiator, coved ceiling, living flame gas fire with decorative surround and double glazed patio door to the rear giving access to the garden.



Bedroom 1

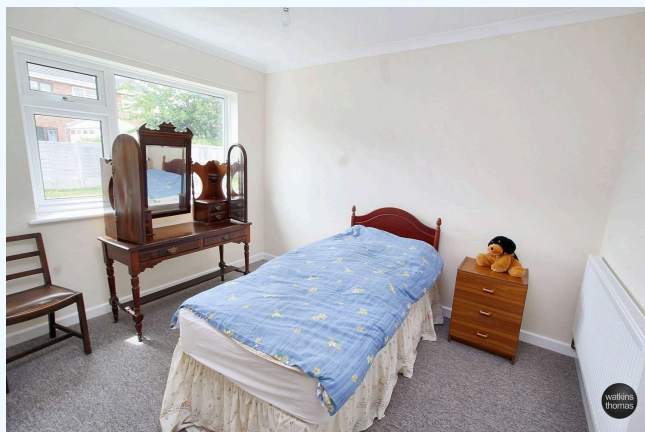
3.84m (12'7") x 3.76m (12'4")

With front aspect double glazed window, built-in wardrobe and panelled radiator.

Bedroom 2

3.56m (11'8") (maximum) x 3.07m (10'1")

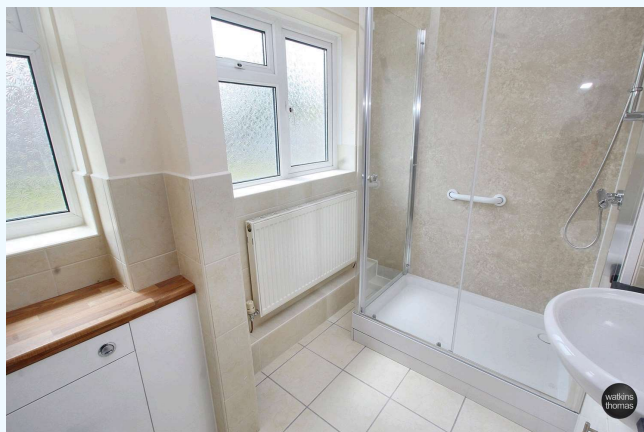
With rear aspect double glazed window, coved ceiling, built-in wardrobe and panelled radiator.



Shower Room

2.57m (8'5") x 1.98m (6'6")

With two rear aspect double glazed windows, double shower cubicle with thermostatically controlled shower, low flush wc, vanity wash hand basin, partially tiled wall surround and partially shower boarded. Shaver point, panelled radiator and tiled flooring.



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OUTSIDE:

To the front of the property is a block paved parking area and driveway giving access to the GARAGE (25'3 x 8'8) with up and over door, light and rear aspect door giving access to the garden.

To the immediate rear of the property is a block paved patio giving access to the main garden which is laid to lawn and is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND D

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE

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.

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VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road and on reaching the roundabout take the second exit onto Kings Acre Road. Continue along Kings Acre Road turning right into Hillary Drive. Take the second turning on the right hand side into Irvine Close where the property is located on the right hand side.

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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

4th June 2025

ID40558

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.

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.

