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8 Lyall Close, Hampton Dene, Hereford, HR1 1XG

Located in a cul de sac in the highly sought Hampton Dene district to the east of the city centre, an immaculately presented two double bedroom detached bungalow, which is centrally heated and double glazed. Good parking facilities, garage and private garden with summer house.

£320,000 (Freehold)

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LOCATION
Lyall Close is located in the sought after Hampton Dene district, which lies about two miles east of central Hereford. In the locality there are an extensive range of facilities and amenities with Hereford as a whole offering a wider range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION
8 Lyall Close is a detached bungalow residence, which has been the subject of an extensive schedule of refitting and upgrading works, which have resulted in the provision of a most comfortable home presented in move-in condition. There is a hallway with two double bedrooms and a modern shower room off and a sitting room with kitchen off. There is a dining area extension and the property has generous parking facilities to the front and a garage together with a generous garden area with a covered entertaining area and a summer house. In more detail, the accommodation comprises;

ON THE GROUND FLOOR ONLY:

Entrance Hall
2.9m (9'6) x 1.37m (4'6)
With a velux roof light, access hatch to loft space, mat well, radiator and with a door with a glazed panel to the sitting room and mid century oak veneer doors with stainless steel handles to the bedrooms, shower room and cloaks cupboard with radiator.

Sitting Room
5.54m (18'2) x 3.33m (10'11)
With radiator and a mid century oak veneer door to the kitchen and with an 8' 2 wide opening to the;





Conservatory/Dining Room
2.51m (8'3) x 1.98m (6'6)
With coved ceiling and having a pair of french doors and a further french door together with double glazed windows opening to and overlooking the rear garden. Wood grain effect flooring and radiator.



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Kitchen
2.84m (9'4) x 1.96m (6'5)
Recently fitted and with a double glazed window overlooking the garden and with fitted soft close base cupboards and drawer units with wood grain effect working surfaces over, upstands and brick effect tiled surrounds together with eye level cabinets. One and a half bowl single drainer sink unit with mixer tap, built in electric oven with four ring gas hob over and cooker hood above, together with a built in fridge and freezer unit. Wood grain effect flooring.



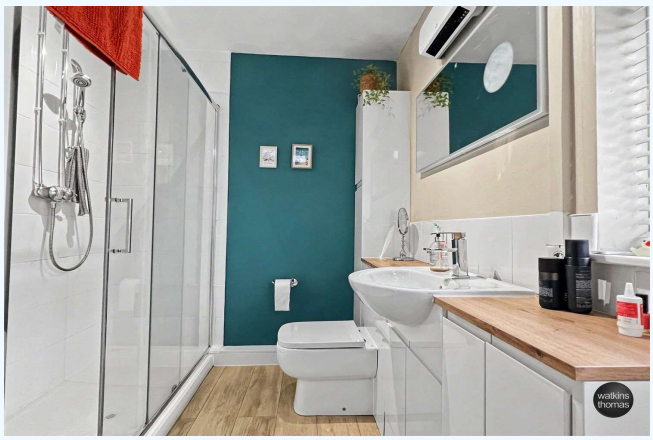
Bedroom 1
4.57m (15') x 2.97m (9'9)
With a double glazed window with venetian blind to the front. Radiator. Triple sliding doors to a wardrobe area with hanging rail and storage shelving.



Bedroom 2
3.15m (10'4) x 3.15m (10'4)
With a double glazed window to the front with venetian blind. Radiator and with a wardrobe area with sliding doors and hanging rails.



Shower Room
2.57m (8'5) x 1.96m (6'5)
With a 5' 3 long shower tray with a thermostatically controlled shower head over and sliding door, together with tiled walls, low level WC and vanity wash basin with mixer tap. Double glazed window, venetian blind, contemporary style vertical radiator and heater unit.



OUTSIDE:

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Driveway, Parking & Garage
The property has the benefit of a modern tarmacadam driveway, which leads to three/four side by side parking spaces and then the driveway leads off to the car port (13' 8 by 8' 2) beyond which is the GARAGE (18' 3 by 7' 8) with up and over door to the front, electric light and power points and with a window to the rear, door to the rear and wall mounted gas fired boiler which provides central heating and domestic hot water. Immediately to the rear of the property there is a composite decked area and a paving stone pathway, which continues through and under a covered seating area which has a solid roof over and four timber uprights. Beyond this, there is a lawn with well stocked borders and boundaries formed in lap fencing and which lead to a further decked area and a SUMMER HOUSE (13' by 9'5) which has a pair of double glazed doors to the front and double glazed windows to the front. This area is provided with electric light and storage cupboards.









COUNCIL TAX BAND C
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.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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DIRECTIONAL NOTE
From central Hereford, proceed along St Owen Street and follow through into Ledbury Road. At the traffic lights on Ledbury Road (Tupsley Cross), turn right into Church Road and pass over the roundabout into Gorsty Lane. Take the first right hand turn and on reaching the junction turn left into Siddons Road and Lyall Close will be identified as the second left. Enter Lyall Close and the property will be identified 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.

20 October 2026
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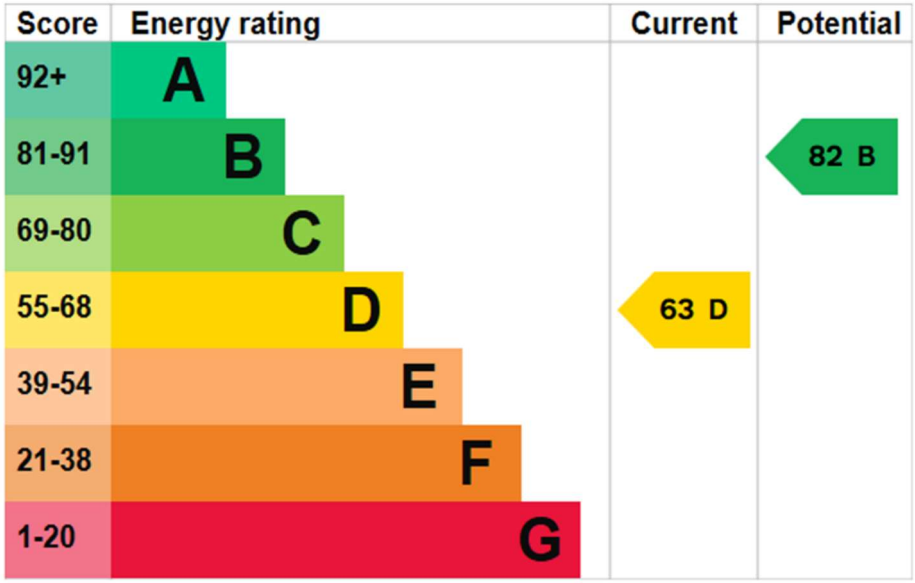
ENERGY PERFORMANCE CERTIFICATE

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 D. It has the potential to be B.

See how to improve this property's energy efficiency.



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.

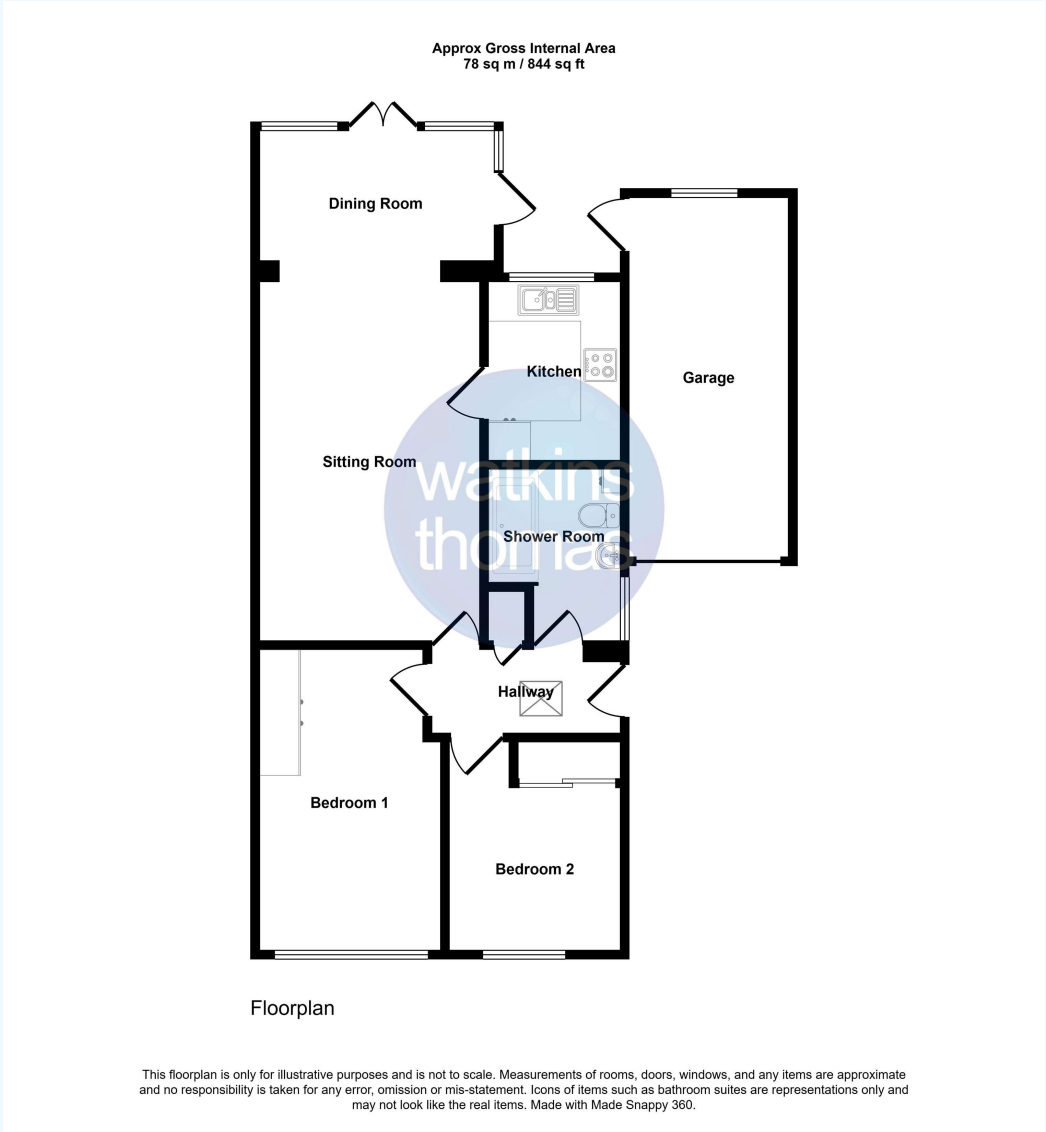
For properties in England and Wales:

- 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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