



32 HASTON CLOSE
Hereford HR4 0RX



**32 Haston Close
Three Elms
Hereford
HR4 0RD**

Located in a popular and well-established residential area and ideal as a first home, a two-bedroom end of terrace house, in need of some improvement.

Guide Price £175,000

Situation and Description

Haston Close forms part of a well-established and very popular residential area on the western side of the cathedral city of Hereford. There are a range of facilities close by including schools, shops and stores, public houses, and a regular bus service to and from the city centre.

Now in need of some improvement, this well-situated end of terrace house occupies a good-sized plot and includes double glazing and gas fired central heating, as well as a modern bathroom. In addition, there is a very useful single garage and parking space just a short distance from the property.

On arrival, a double-glazed front door leads into a small entrance hall and then into a good-sized living room, with double-glazed picture window to the front which overlooks the gardens. A door then leads through to the kitchen which offers a range of fitted cupboards and working surfaces, with a built-in 4 ring gas hob and oven below, built-in fridge and freezer, window overlooking the rear gardens and door to outside.

From the entrance lobby a staircase leads up to the first-floor landing which has an access hatch to the roof space. There are then two good bedrooms, with the main bedroom at the

front of the house with radiator and window overlooking the gardens and built in airing cupboard which houses the gas fired central heating boiler. The second bedroom then lies at the rear, and both bedrooms are supported by a well-equipped bathroom with all the usual fittings including an electric shower over the bath.

Outside

The property stands in a good-sized plot and has gardens to both the front and the rear. In need of some work, they include mature shrubs and trees as

well as lawned areas. The rear gardens are well enclosed with brick walling and a gate and path at the rear lead to a garage block where there is a single garage (16' x 8') with up and over door, which also belongs to the property.

Services and Considerations

Mains electricity, water, gas and drainage are all connected.

Tenure Freehold

Council Tax Band B

EPC Rating D 68/88

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.

Directions

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From the city centre take the A438 towards Brecon and continue along Whitecross Road until the roundabout. Take the third exit into Three Elms Road and after a third of a mile, turn left into Bonnington Drive. Bear left again into Haston Close and at the end of the cul-de-sac, a footpath on the right will take you to the property.

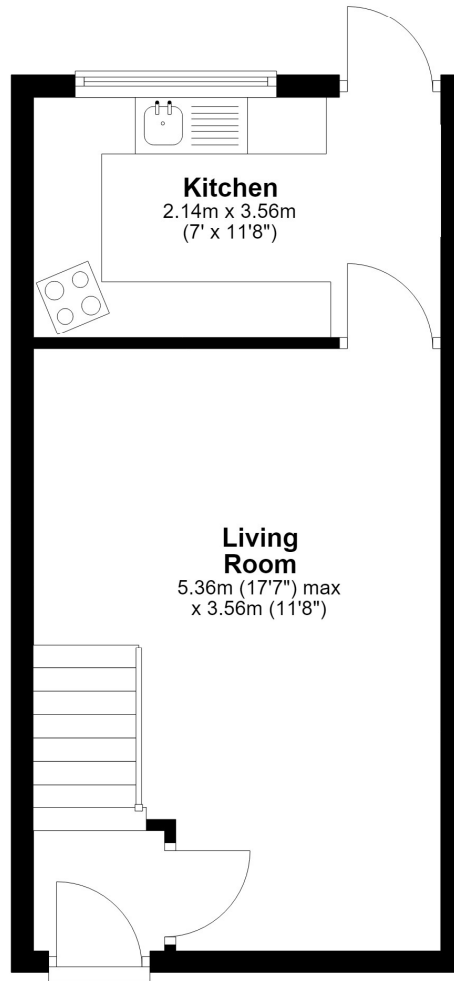




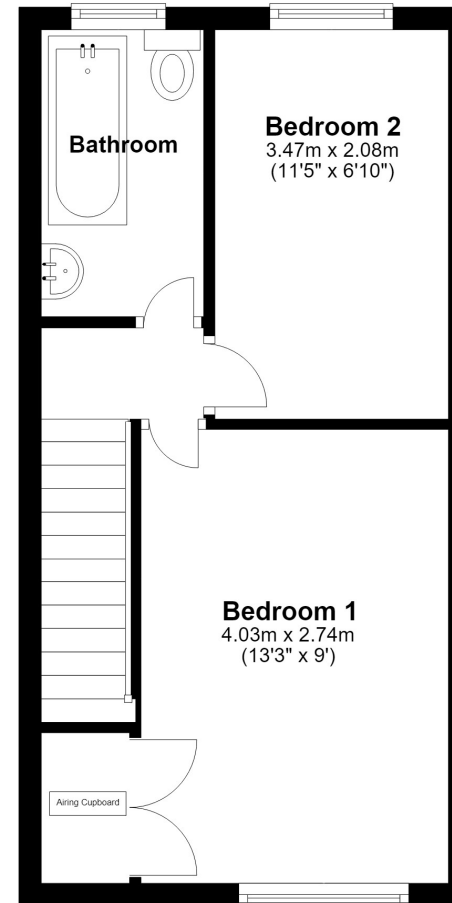




Ground Floor



First Floor



Total area: approx. 54.3 sq. metres (584.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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