

FOR
SALE



6 Eastfield, Eardisley, Hereford HR3 6PF

£285,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in the popular village of Eardisley, a four bedroom mid terraced townhouse offering ideal first time buyer/ family accommodation and being sold with the added benefit of no onward chain. The property benefits from driveway parking & carport, oil central heating, double glazing, four bedrooms, two bathrooms, downstairs W/C and we highly recommend an internal inspection.

Eardisley is a charming and picturesque north Herefordshire village, surrounded by beautiful countryside and enjoys an active local community. There are a number of village amenities including post office/shop, pubs, good primary school, nursery, church and a village hall. Bus service to Hereford and Leominster. The ever-popular town of Hay on Wye (8 miles), hosts the annual literary festival, and offers a full range of facilities; school, doctors' surgery, dentists, shops, supermarket, restaurants, bookshops, a private cinema & access to excellent walking in the Black Mountains and Brecon Beacons beyond. Kington, Presteigne and Leominster are all also easily accessible with similar amenities. The Cathedral city of Hereford (14 miles) boasting an excellent range of facilities including restaurants, supermarkets, hospital and railway station.

POINTS OF INTEREST

- *Popular village location*
- *Mid terraced town house*
- *Ideal first time buyer/ family home*
- *No onward chain!*
- *Four bedrooms, 2 bathrooms*
- *Driveway parking & carport*



ROOM DESCRIPTIONS

Ground floor

Hallway provides access to the living / dining area, kitchen, stairs to upper floors and downstairs cloakroom with Oil fired boiler.

The kitchen has a range of high and low level fitted cupboards, tiled floor and part tiled walls, pelmet lighting, single drainer stainless steel sink and electric hob with space for integrated appliances such as washing machine, dishwasher, fridge freezer, under counter electric oven.

From the hallway, the spacious open-plan living/ dining area provides a perfect space for relaxation and entertaining with electric focal point wall mounted fire, TV aerial, Wifi & Telephone points.

The double French doors open out from the living area into the bright, south-west facing conservatory, flooding the whole living/dining area with natural light.

The Conservatory gives direct access to the rear garden.

First floor

The first-floor landing has an enclosed heated airing cupboard and access to three first floor bedrooms.

The main front facing double bedroom has an ensuite shower room with tiled shower cubicle, wc., sink and radiator.

Two additional good-sized bedrooms each overlook the rear garden. The bedrooms are full of light and airy, all are newly carpeted throughout.

The family bathroom has part tiled walls with bath, wc., sink and radiator.

Second Floor

The fourth bedroom is a large front facing double bedroom and occupies the whole of the top floor with telephone point and aerial. It also has access to the loft. This bedroom offers plenty of flexibility for a growing family or quiet office space for remote working.

Outside

The property is approached via the block paved and gravel driveway with parking directly in front of the main door. Additional parking in the covered carport with a generous sized lock up for tool store and garden equipment.

The enclosed rear garden is predominantly laid to gravel with a small, paved patio area just outside the conservatory. Oil tank. Garden gate gives pedestrian access to the front of the property.

Directions

From Hereford proceed west on the A438 heading past Oakchurch Farm Shop, continuing through Letton and into the Village of Eardisley, continue through the village and take the right hand turning signposted for Almeley, then take the righthand turning signposted for Eastfields and the property is situated straight ahead as indicated by the agents for sale board.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band 'C'

Water and drainage are payable.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |