

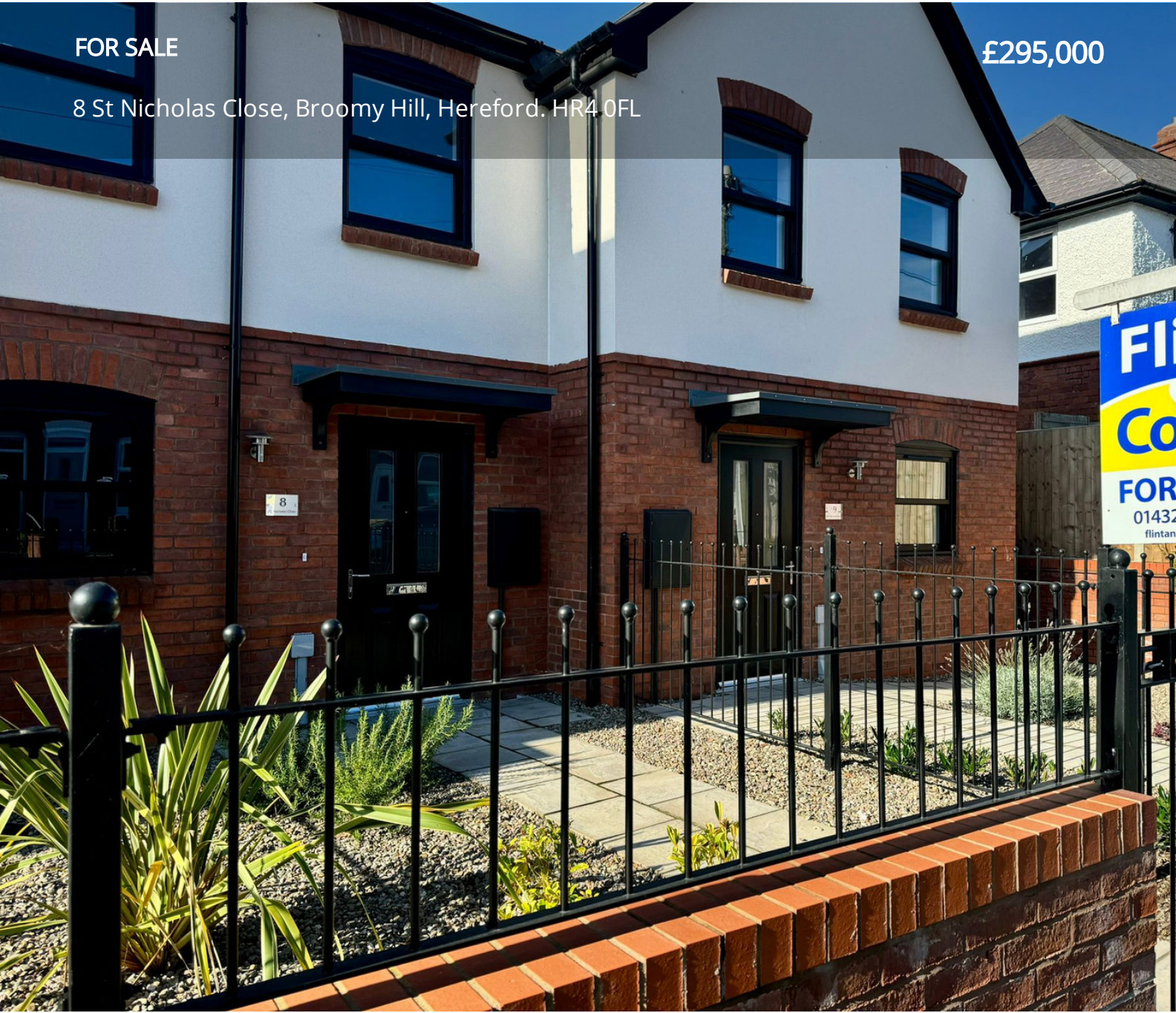


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A: 22 Broad Street, Hereford, HR4 9AP

FOR SALE

£295,000

8 St Nicholas Close, Broomy Hill, Hereford. HR4 0FL



Situated a short distance from the City centre of Hereford, a luxury 3 storey townhouse offering spacious accommodation with 3 bedrooms and (1 with en-suite). The property has designated parking, private garden, air-source heating and we highly recommend an internal inspection.

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### Canopy Porch

With uPVC entrance door into the

### Spacious Entrance Hallway

Karndeane wood-effect flooring, carpeted stairs leading to the first floor, useful understairs storage space with underfloor heating manifold for the ground floor, fuseboard, smoke alarm, zone controlled heating thermostat and doors to

### Kitchen/Diner

Fitted with luxury wall and base units, ample worksurfaces, 4-ring Bosch induction hob with splashback, Bosch extractor above, Bosch electric oven, 1½ bowl sink and drainer with mixer tap over, integrated slimline dishwasher, recessed spotlighting, under-counter space for washing machine, Karndeane wood-effect flooring with underfloor heating and thermostat, window to the front, smoke alarm and ample space for dining area with woodburning stove and 4 windows.

### Downstairs Cloakroom

Low flush WC, wash hand-basin with storage under, fitted wall mirror, Karndeane wood-effect flooring, recessed spotlighting and extractor.

### Living Room

A light and airy room with fitted carpet, underfloor heating with zone control thermostat, 4 windows and French doors leading into the rear garden.

### First floor landing

Fitted carpet, smoke alarm, radiator, window to the front aspect, useful storage cupboard and airing cupboard housing the hot water system.

### Bedroom 1

Fitted carpet, 2 windows to the rear aspect, radiator, heating thermostat and door to the EN-SUITE SHOWER ROOM with a double width cubicle with mains shower fitment and rainfall showerhead, low flush WC, wash hand-basin with storage under, fitted wall mirror, heated towel rail, wooden floor, recessed spotlighting and extractor.

### Bedroom 2

Fitted carpet, radiator and 2 windows to the front aspect.

### Bathroom

Suite comprising P-shaped panelled bath with mains fitment rainfall showerhead over, low flush WC, wash hand-basin with storage under, fitted wall mirror, opaque window, recessed spotlighting, extractor and wooden flooring.

### Second floor landing

Fitted carpet, smoke alarm, recessed spotlighting and door into the

### Bedroom 3

Fitted carpet, radiator, 2 Velux windows and door to eaves storage.

### Outside

To the front of the property there is a low maintenance front garden with paved pathway leading to the front entrance door and round to the side access. The remainder of the front is laid with stone for easy maintenance and with a small border, enclosed by brick-walling and fencing. There is a low maintenance rear garden with paved patio area and stoned area, enclosed by fencing and brick-walling with a useful outside tap, outside power point and the air-source heat pump. Steps lead down to the allocated parking with electric charging point.

### Agents Note

The property benefits from a 10 year LABC Warranty.

### Services

Mains water, electricity and drainage are connected. Air-source heating.

### Outgoings

Council tax band - to be assessed.  
Water and drainage - metered supply.

### Money laundering regulations

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

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

What3words - ///patio.mild.roofs

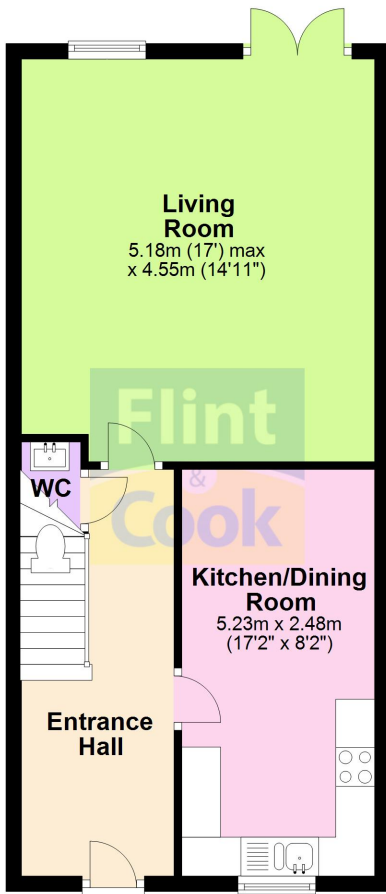






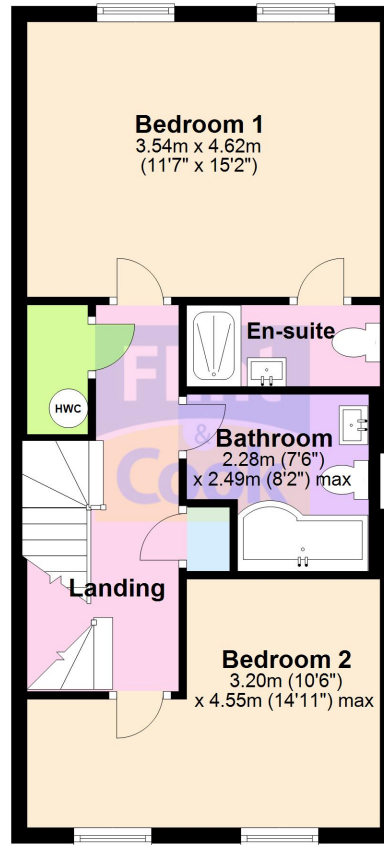
### Ground Floor

Approx. 47.8 sq. metres (514.5 sq. feet)



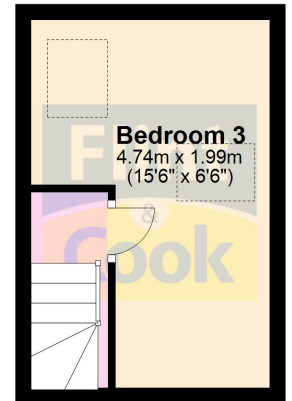
### First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



### Second Floor

Approx. 14.6 sq. metres (156.7 sq. feet)



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>98</b>
(81-91)	<b>B</b>	<b>88</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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