

FOR
SALE



Stretford Cottage, Staunton-on-Wye, Hereford HR4 7LP

£325,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a 3 bedroom detached property offering ideal family accommodation. The property, which is well presented throughout has the added benefit of driveway parking and garage, good size rear garden opening out onto orchards and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *Popular village location*
- *Ideal family accommodation*
- *Driveway parking and garage*
- *3 Bedrooms*
- *Well presented throughout*
- *Good size rear garden opening out onto orchards*



ROOM DESCRIPTIONS

Canopy Porch with entrance door into the Entrance Hall

Laminate flooring, stairs leading the first floor, useful understairs storage cupboard, central heating thermostat, radiator, smoke alarm and doors to

Downstairs WC

Low flush WC, wash hand-basin, opaque window to the front aspect and laminate flooring.

Kitchen

Fitted with matching wall and base units, ample worksurfaces, stainless steel sink and drainer with mixer tap over, 4-ring electric hob with extractor over and double oven below, integrated dishwasher, space for free-standing fridge/freezer, radiator, fuse board, recessed spotlighting, smoke alarm, double glazed window with aspect to the rear garden and door leading to the

Rear Porch

With a door to the rear garden and opening into the

Utility/boiler room

With space and plumbing for washing machine and tumble dryer and the oil central heating boiler, window to the rear and door leading into the GARAGE with single glazed window to the side aspect, fitted shelving, up-and-over door to the front aspect and controls for the solar panels.

Living/Dining Room

Laminate flooring, feature woodburning stove, 2 single panel radiators, dual aspect double glazed windows to the front and side and double glazed sliding doors opening into the

Conservatory

Laminate flooring, double glazed French doors leading out to the rear garden and double glazed windows and power points.

First floor landing

Wooden flooring, double glazed window to the side aspect, loft hatch, smoke alarm and doors to

Bedroom 1

Fitted carpet, double glazed window to the rear aspect, radiator, built-in wardrobe with hanging rail and wooden shelf, TV aerial point.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect and built-in cupboard housing the hot water cylinder.

Bathroom

Suite comprising panelled bath with tiled surround, low flush WC, pedestal wash hand-basin, corner shower unit with glazed doors, electric shower and tiled surround, recessed spotlighting, extractor, radiator, wooden flooring, opaque double glazed window to the front aspect.

Outside

To the front there is a concrete driveway and pathway leading to the front door and a concrete path leading round to the side access. From the front, there is access to the garage and the remainder of the front garden is laid to lawn, enclosed by stone walling with a range of plants and shrubs. To the rear there is access to the oil tank and meters. There is also a stone patio area leading from the Conservatory which is perfect for entertaining and the remainder of the garden is mainly laid to lawn and enclosed by fencing. To the side, there is a greenhouse, 4 raised vegetable beds and a small decked area with seating. The rear of the garden is lined with a range of trees. There are 2 wooden outside storage sheds and access to the septic tank.

Agent's Note

There are solar panels which heat the hot water and provide electricity.

Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating. Solar panels.

Outgoings

Council tax band D - payable 2024/25 £2278.48

Water - rates are payable.

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

Proceed west out of Hereford City on the A438 continuing along this road for approximately 9 miles, taking the right hand turning into Staunton-on-Wye. At the T-junction turn right, heading through the village, for approximately half a mile and then turn left for Duck Street and the property is located on the right hand side. What3words - resources.defenders.campus



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			