

FOR  
SALE



3 Eardisley Close, Hereford HR2 7EH

£199,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a well maintained, 3 bedroomed terraced house offering ideal family/first time buyer accommodation. The property which is in good decorative order throughout has the added benefit of a modern fitted kitchen and utility, 3 good sized bedrooms, easy to maintain gardens, gas central heating and double glazing and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Outskirts of the City*
- *Well maintained 3 bedroom house*
- *Modern fitted kitchen & utility room*
- *Gas Central Heating & Double Glazing*
- *Ideal family home*
- *Must be viewed*



## ROOM DESCRIPTIONS

### **uPVC Entrance Door**

Through to the

### **Entrance Porch**

With storage space and uPVC entrance door to the

### **Reception Hall**

With laminate flooring, radiator, central heating thermostat, under stairs storage area, carpeted stairs to the first floor and door to the

### **Lounge**

With fitted carpet, double radiator, double glazed window to the front aspect with Venetian blind and folding double doors to the

### **Dining Room**

With double radiator, feature flooring, a double glazed sliding patio door to the rear garden with vertical blinds and open plan access to the

### **Luxury Fitted Kitchen**

With a range of wall and base cupboards, ample work surfaces with splash backs, 1 1/2 bowl sink unit with mixer tap over, feature flooring, radiator, a range of integrated appliances including refrigerator, double oven, 4 ring gas hob with splash back and cooker hood over, recessed spotlighting, a double glazed window with blind overlooking the rear garden, a partially double glazed door to the rear and door to the

### **Utility Area**

With work surface, wall mounted store cupboard, access door from the entrance porch, space and plumbing for an automatic washing machine and tumble drier, space for a free standing fridge/freezer.

### **First Floor Landing**

With fitted carpet, built in airing cupboard also housing the gas central heating boiler and doors to

### **Bedroom 1**

With fitted carpet, double radiator, double glazed window to the front aspect with Venetian blind, decorative wall and built in corner wardrobe.

### **Bedroom 2**

With fitted carpet, double glazed window to the front aspect, access hatch to the loft space and built in single wardrobe.

### **Bedroom 3**

With fitted carpet, double glazed window to the rear with blind, double radiator and built in single wardrobe.

### **Bathroom**

With white suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin with wall mirror over, double radiator, tiled wall surround for easy maintenance and a double glazed window.

### **Separate WC**

With a low flush cistern, tiled wall surround a double glazed window.

### **Outside**

The front garden has been landscaped for easy maintenance and is enclosed by high hedging for privacy, with 2 entrance doors into the porch.

To the immediate rear of the property there is a paved patio area providing the perfect entertaining space, this leads onto the main garden which is mainly laid to lawn with ornamental ponds and all enclosed by fencing to maintain privacy.

There is also a useful garden store.

### **Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### **Outgoings**

Council tax band B - £1,794.59 payable for 2024/2025

Water and drainage rates are payable.

### **Directions**

From Hereford proceed south on the A465 Abergavenny/Belmont Road, turn left opposite McDonald's onto Goodrich Grove and then second right onto Brampton Road, after approximately 600 yards Eardisley Close is on the left hand side.

### **Viewings**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

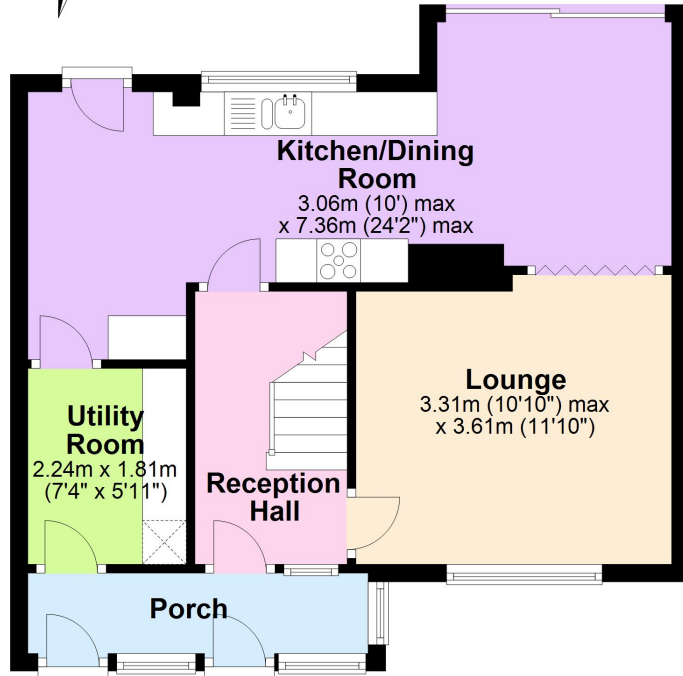
### **Money Laundering Regulations**

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



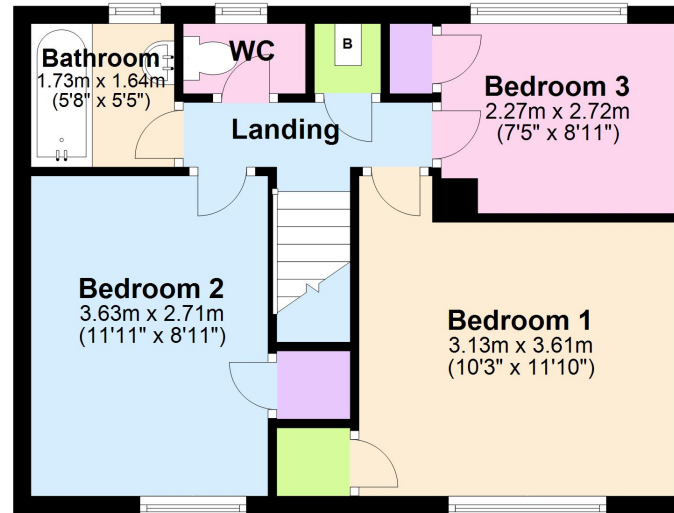
### Ground Floor

Approx. 45.9 sq. metres (493.5 sq. feet)



### First Floor

Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 85.5 sq. metres (920.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### 3 Eardisley Close, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>86</b>
(69-80)	<b>C</b>	<b>73</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		