

FOR  
SALE



12 Upper Court, Eardisley, Hereford HR3 6PW

£450,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location, a 4-bedroom detached home offering ideal family accommodation and being sold with the added benefit of no onward chain. The property also benefits from wraparound gardens, 4 bedrooms, garage, driveway parking and we highly recommend an internal inspection.

Within Eardisley there is a primary school, village shop, church and tennis club.

## POINTS OF INTEREST

- *4 bedrooms (master with en-suite)*
- *Detached house*
- *Popular village location*
- *No onward chain*
- *Ideal family home*
- *Garage, garden and driveway parking*



## ROOM DESCRIPTIONS

### Reception hall

Wooden flooring, carpeted stairs leading up, useful understairs storage cupboard, radiator, fusebox, gas central heating thermostat, doors leading to

### Downstairs WC

Low flush WC, wash hand basin with tiled splashback, tiled floor, radiator, window, extractor, recessed spotlights.

### Dining room/snug

Carpet, radiator, window to front.

### Kitchen/breakfast room

Fitted with matching wall and base units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink and drainer units, integrated appliances to include 5-ring gas hob with extractor over, electric double oven, microwave, fridge, freezer and dishwasher, breakfast bar, tiled floor, 2 windows, recessed spotlights, radiator, door to

### Utility room

Fitted base units with worksurfaces, integrated washing machine, Belfast sink with tiled splashback, tiled floor, extractor, window, recessed spotlights.

### Living room

Carpet, 2 radiators, window to front, French doors leading onto the rear patio area, coal-effect gas fireplace with feature surround.

### First floor landing

Carpet, loft hatch, smoke alarm, radiator, doors leading into

### Bedroom 1

Carpet, radiator, window to front, built-in double wardrobe with hanging rail and fitted shelf, built-in single wardrobe with fitted shelving, door to En-suite shower room with fitted shower cubicle with mains fitment shower over with tiled surround, low flush WC, wash hand basin with storage under, heated towel rail, tiled floor, recessed spotlights, window.

### Bedroom 2

Carpet, radiator, window to rear.

### Bedroom 3

Carpet, radiator, window to front, built-in double wardrobe with hanging rail and fitted shelf.

### Bedroom 4

Carpet, radiator, window.

### Bathroom

3 piece suite comprising P-shape panel bath, low flush WC and wash hand basin with storage under, tiled splashback, heated towel rail, tiled floor, extractor, window.

### Outside

The property is approached via a shared tarmac driveway leading to the paved driveway providing off-road parking for several vehicles, leading to the front door and opening garage doors. There is a paved path leading to the side access door and personnel door to the rear of the garage. The gardens are wraparound and mostly laid to lawn enclosed by hedging and fencing with a paved pathway leading round the entirety of the property with rear patio area and access gate leading down into the village.

### Services

Mains water, electricity and drainage are connected. Gas (LPG) central heating.

### Outgoings

Council tax band E, payable 2024/25 £2804.83. Water and drainage - metered supply.

### Agent's note

There is a management company for Upper Court and each property has a share of the ownership. There is a maintenance charge for the shared access road into the properties. The annual maintenance charge is £250pa paid in two 6 month installments (£125).

### Viewing

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

### Directions

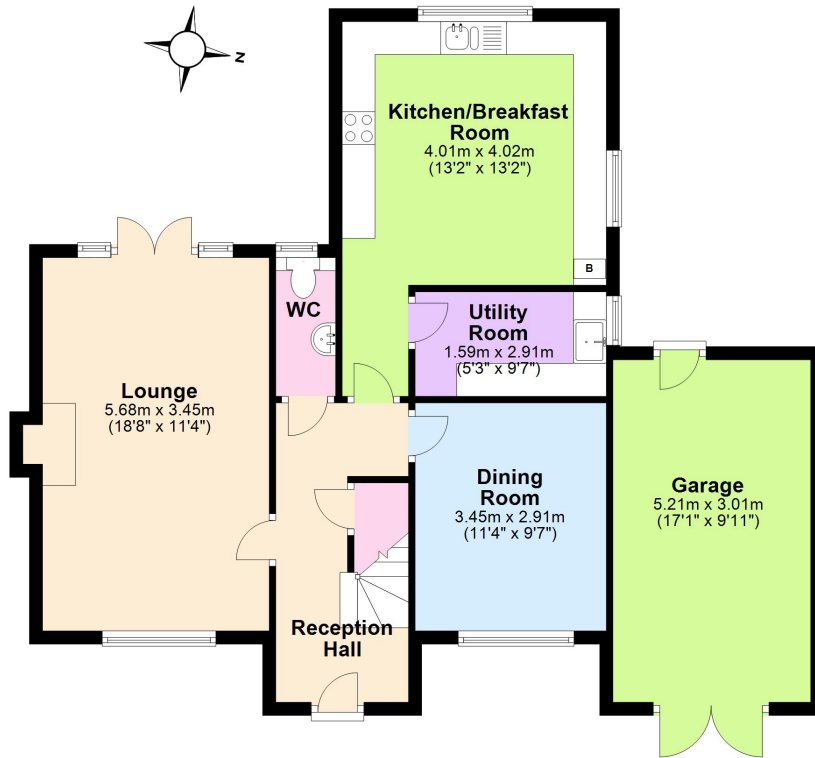
Proceed west out of Hereford on Whitecross Road heading to Monument roundabout taking the 2nd exit onto Kings Acre Road. Continue along this road towards Brecon continuing straight into the village of Eardisley heading out the other side and then taking the right-hand turn just outside of the village for Upper Court. The property is then situated on the right-hand side as indicated by the Agent's FOR SALE board.

### Money laundering regulations

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

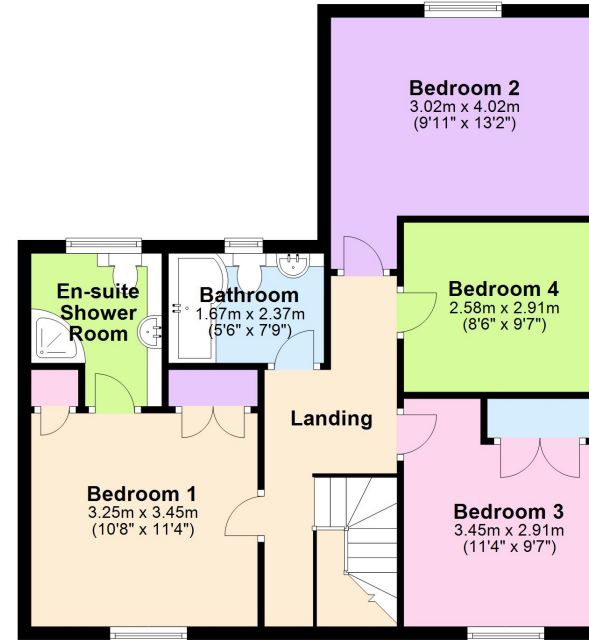
### Ground Floor

Approx. 81.4 sq. metres (876.0 sq. feet)



### First Floor

Approx. 63.2 sq. metres (679.9 sq. feet)



Total area: approx. 144.6 sq. metres (1555.9 sq. feet)

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

**12 Upper Court, Eardisley, 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		