

FOR
SALE



Plot 5 Eign Hill Gardens, Hereford HR1 1UA

£450,000 - Freehold

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

PROPERTY SUMMARY

Plot 5 is the latest release on this exclusive development of just 10 properties, in a well-established and highly sought-after residential area about a mile and a half east of the Cathedral City of Hereford. There is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services, and the city centre is within easy motoring distance.

Traditionally constructed, the property benefits from high levels of insulation and generously sized living accommodation (approx. 1400 sq.ft), a private south-facing garden, off-road parking and we recommend an internal inspection.

Anticipated completion end of September 2024.

POINTS OF INTEREST

- *Newly constructed detached house*
- *Exclusive residential area*
- *4 bedrooms (1 en-suite)*
- *High level of insulation*
- *Gas central heating, double-glazing*
- *Parking, good-size garden*



ROOM DESCRIPTIONS

Canopy porch

With door to

Entrance hall

Radiator, understairs store cupboard.

Downstairs cloakroom

WC, wash hand basin with cupboard under, radiator, window.

Lounge

2 radiators, window to front, double doors to rear.

Kitchen/dining room

Dining area with radiator, window to the front aspect. Kitchen area - comprehensively fitted with a range of wall and base units, ample worksurfaces with splashbacks, 1½ bowl sink unit with mixer tap over, built-in double oven and 4-ring hob with splashback and cooker hood over, radiator, window overlooking the rear garden, built-in dishwasher and refrigerator, door to the

Utility room

Gas central heating boiler and door to rear.

A staircase leads from the entrance hall to the

First floor landing

Sun pipe, radiator, hatch to roof space.

Bedroom 1

Radiator, window to rear, En-suite Shower Room with shower cubicle, wash hand basin, WC, radiator, extractor fan, window.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Radiator, window to front.

Bedroom 4

Radiator, window to front.

Bathroom

White suite comprising bath, separate shower cubicle, wash hand-basin, WC, radiator, window and extractor fan.

Outside

To the front of the property is a brick boundary wall with entrance gate and lawned area. There is side access to the rear where there is a large block-paved parking area and a good-size garden, which is lawned and enclosed by fencing and hedging.

Services

Mains electricity, gas, water (metered supply) and drainage will be connected. Gas-fired central heating.

Outgoings

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

Viewing

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

Directions

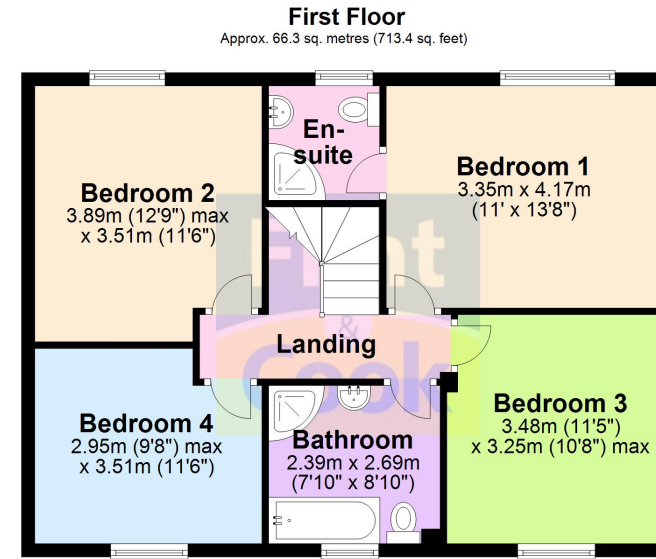
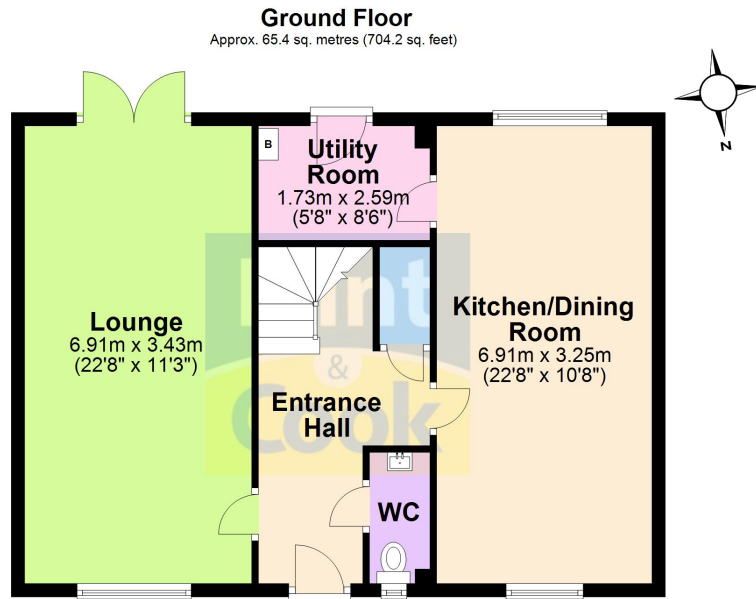
What3words - belts.lakes.farm

Reservation fee

There will be a Reservation Fee of £5000 payable to Broadheath Construction Ltd.

Money laundering regulations

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



Total area: approx. 131.7 sq. metres (1417.6 sq. feet)

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

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