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A: 22 Broad Street, Hereford, HR4 9AP

FOR SALE

£330,000

Plot 2 Eign Hill Gardens, Hereford. HR1 1UA



PLOT 2 - Forming part of this exclusive new development in this highly sought-after residential location, an impressive traditionally constructed 3 bedroom terraced house offering ideal family/retirement accommodation. The property benefits from high levels of insulation and has the added benefit of generously sized living accommodation, private south-facing garden, off-road parking and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services.

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Flint & Cook Limited Registered in England No. 12997370  
**Registered Office:** 22 Broad Street, Hereford, UK, HR4 9AP  
**VAT No.** 489 0289 02

### Reception Hall

Radiator, stairs to the first floor landing and door to the

### Downstairs Cloakroom

With low flush WC, corner wash hand-basin.

### Lounge

A light and airy room with radiator and window to the front aspect.

### Kitchen/Dining Room

Dining Area with radiator, access door to the rear garden. Kitchen Area is comprehensively fitted with a range of wall and base units, ample worksurfaces with splashbacks, sink unit with mixer tap over, built-in oven and 4-ring hob with splashback and cookerhood over, window overlooking the rear garden, built-in dishwasher and fridge/freezer.

Stairs from the Reception Hall lead to the

### First floor landing

Radiator and access hatch to loft space and door to

### Bedroom 1

Window to the rear, radiator, space for wardrobes.

### Bedroom 2

Window to the front, radiator, space for wardrobes.

### Bedroom 3

Window to the rear, radiator.

### Shower Room

Suite comprising shower cubicle, low flush WC, wash hand-basin, radiator and window to front.

### Outside

To the rear of the property there is a lawned garden enclosed by fencing to maintain privacy and, with the garden facing south, it offers an ideal suntrap. Also to the rear there are allocated off-road parking facilities an Electric Vehicle charging point (7 kw).

### 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.

### Money laundering regulations

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

### Reservation Fee

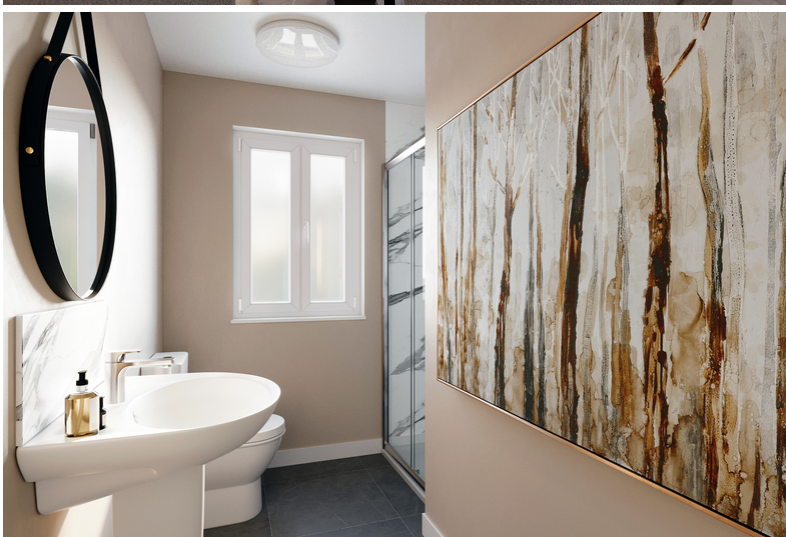
There will be a Reservation Fee of £5000 payable to Broadheath Construction Ltd.

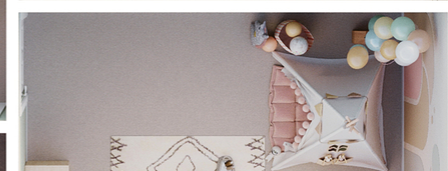
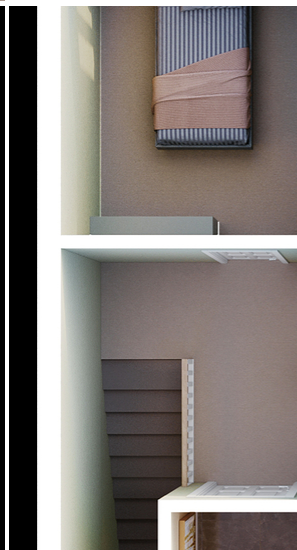
### Viewing

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

### Directions

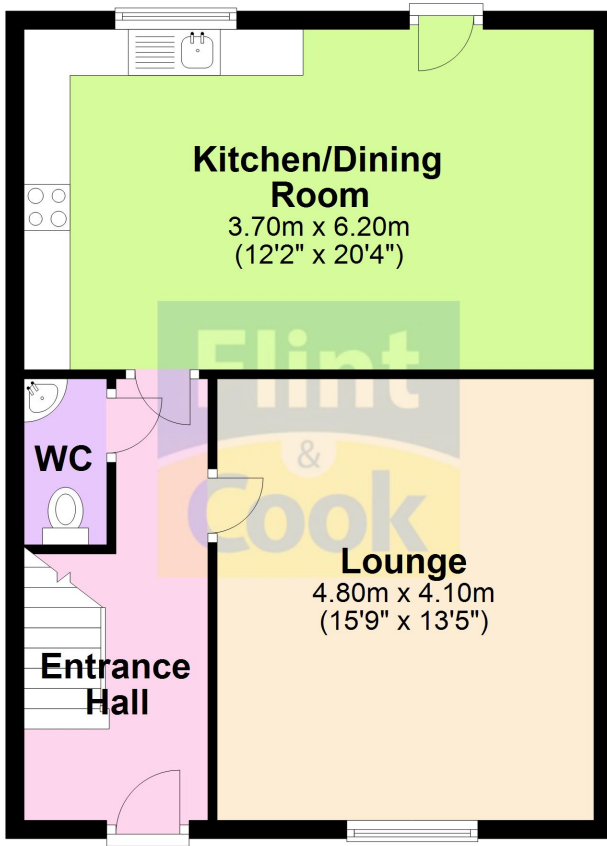
What3words - belts.lakes.farm





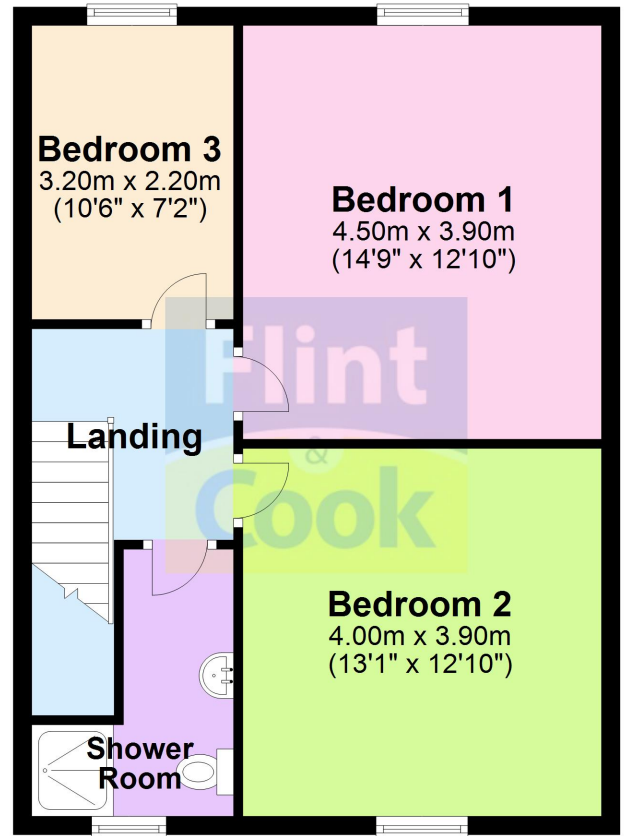
## Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



## First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 106.6 sq. metres (1147.9 sq. feet)

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

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