

FOR
SALE



9 Portland Close, Weobley, Hereford HR4 8SQ

£315,000 - Freehold

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

PROPERTY SUMMARY

Grade II Listed property set in historic village setting with amenities on doorstep with 2 large reception rooms, delightful garden, 2 double bedrooms, ample off road parking.

POINTS OF INTEREST

- *Historic village setting*
- *Close to local amenities*
- *2 Large reception rooms*
- *Delightful garden*
- *2 Double bedrooms*
- *Ample off-road parking*



ROOM DESCRIPTIONS

A glazed entrance door leads into the

Reception Hall

Fitted carpet, small cupboard, panelled radiator, door into the

Dining Room

With central ornate fireplace with LPG gas fire, single glazed window to the front, panelled radiators, fitted carpet, TV point, telephone point and powerpoints.

Kitchen

Comprehensively fitted matching wall and base cupboards with ample worksurfaces, tiled splashbacks, 1½ bowl sink unit, built-in appliances including fridge, freezer, double oven, dishwasher, tumble drier and washing machine, tiled flooring, understairs cupboard, panelled radiator, opaque window to the rear and powerpoints.

Sitting Room

With ornamental fireplace with electric fire, 2 panelled radiators, single glazed window to the front, fitted carpet, TV point, telephone point and powerpoints.

A carpeted staircase leads to the

Landing

With Velux rooflight to the rear and the oil fired central heating boiler, panelled radiator, fitted carpet, powerpoint and door to the

Master Bedroom

Range of built-in wardrobes, panelled radiator, fitted carpet, single glazed window to the front, TV point, powerpoints and door to the large En-suite Shower Room with walk-in shower, with walk-in shower, a range of built-in cupboards housing a wash hand-basin, wall mounted heated towel rail, vinyl flooring, WC panelled radiator and built-in linen cupboard.

Bedroom 2

Range of built-in wardrobes, single glazed window to the front, fitted carpet, panelled radiator, powerpoints.

Bathroom

Suite comprising panelled bath, separate shower cubicle, vanity wash hand-basin, WC, panelled radiator, vinyl flooring, Velux roof light.

Outside

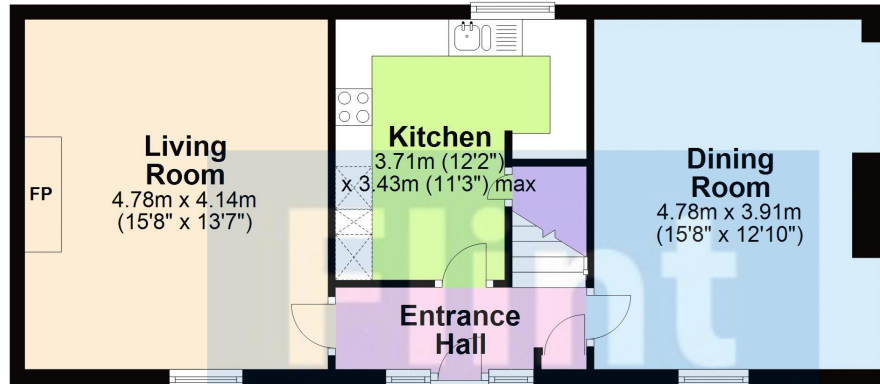
The property is approached from Portland Close via a tarmac driveway providing parking for at least 2 vehicles. A gate then leads up into the front garden with a pathway leading to the front entrance door. The front garden is mainly laid to lawn with a range of attractive and mature flower and shrubs borders. There is a small garden shed and the heating oil tank.

Agent's Note

1. The property does have access rights to the rear to maintain the back of the building but does not own any land to the rear. 2. The property is Grade II Listed.

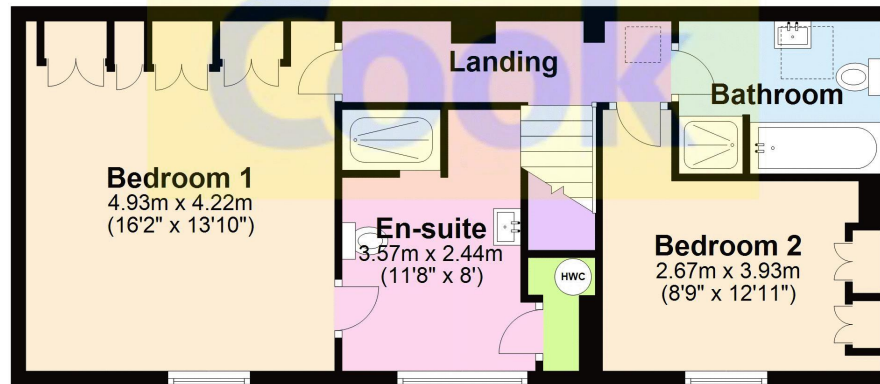
Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		