

FOR
SALE



8 Muirfield Close, Holmer, Hereford HR1 1QB

£475,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a well presented 4 bedroom detached house offered For Sale with no onward chain. The property has the added benefit of 4 bedrooms (1 en-suite), kitchen/diner, 2 reception rooms, double garage with driveway parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached family home*
- *4 Bedrooms*
- *Popular residential location*
- *Well presented throughout*
- *Double garage & parking*
- *No onward chain*
- *Must be viewed!*
- *Gas central heating & double glazing*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door into the

Entrance Hallway

Wooden flooring, carpeted stairs leading to the first floor, radiator, opaque window to the front aspect, Hive gas central heating thermostat and doors to the

Downstairs WC

Wooden flooring, low flush WC, wash hand-basin with storage under, gas central heating boiler, radiator, fuseboard, opaque window to the front aspect.

Living Room

Fitted carpet, radiator, coving, window to the front aspect, gas fireplace and wooden French doors leading into the

Dining Room

Fitted carpet, radiator, coving, French doors leading out to the rear garden and door through to the

Kitchen/Diner

Kitchen area with matching wall and base units and ample worksurface space, fitted island, 1½ bowl stainless steel sink and drainer, integrated appliances to include fridge/freezer, dishwasher, microwave, double oven/grill, 5-ring gas hob with cookerhood over, washing machine, windows to the side and rear aspects, door to the rear garden, a useful understairs storage cupboard, radiator and tiled floor.

First Floor Landing

Fitted carpet, loft hatch, smoke alarm, airing cupboard housing the hot water cylinder, Hive central heating controls and fitted shelving and doors to the

Master Bedroom

Fitted carpet, radiator, window to the front aspect, built-in double wardrobe and door into the EN-SUITE SHOWER ROOM with suite comprising corner shower unit with electric shower over, low flush WC, wash hand-basin, heated towel rail, extractor, opaque window and wooden flooring.

Bedroom 2

Fitted carpet, radiator, window to the front aspect.

Bedroom 3

Fitted carpet, radiator, window to the rear aspect.

Bedroom 4

Fitted carpet, radiator and window to the rear aspect.

Bathroom

Suite comprising panelled bath, low flush WC, wash hand-basin with storage under, heated towel rail, extractor, partially tiled surround, opaque window to the rear aspect, wooden flooring.

Outside

The front of the property is approached via a tarmac driveway with parking for several vehicles leading to the DOUBLE GARAGE with 2 up-and-over doors, rear access door, light and power, worksurface with fitted wall and base units. The remainder of the front is laid to gravel for easy maintenance. There is a side access gate leading to the rear garden with a paved patio area - perfect for entertaining with the remainder of the garden laid to lawn with a range of plants and shrubs enclosed by fencing.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2643.90

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.

Viewing

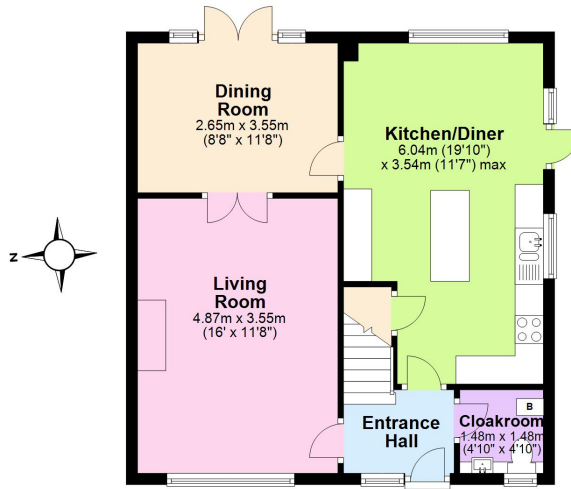
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - rungs.corner.face

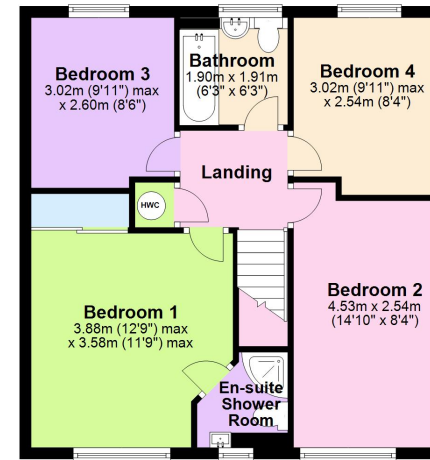
Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



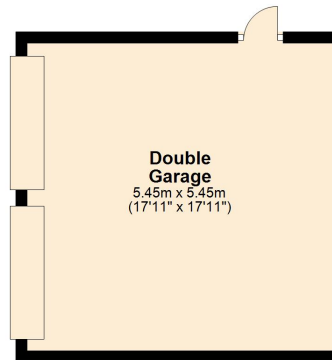
First Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Double Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 109.5 sq. metres (1178.4 sq. feet)

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

8 Muirhead Close, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		