

FOR
SALE



Plot 1 Eign Hill Gardens, Hereford HR1 1UA

£475,000 - Freehold

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

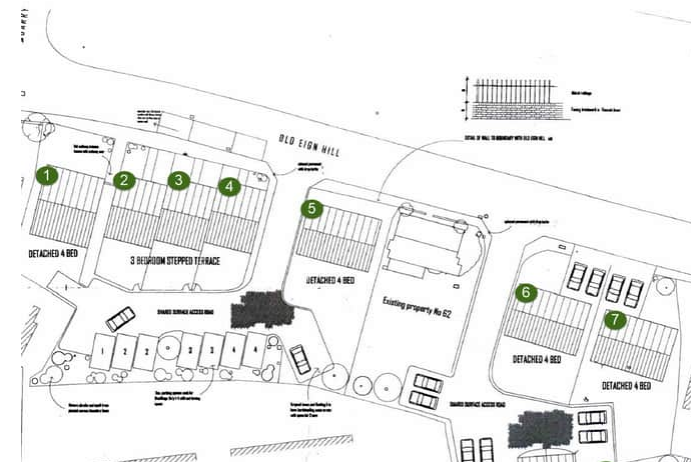
PROPERTY SUMMARY

UNDER CONSTRUCTION - on an exclusive development of just 9 properties in a highly favoured residential area, about a mile and a half northeast of the Cathedral City of Hereford.

The property benefits from high levels of insulation, gas central heating, double-glazing and has generously sized living accommodation (approx. 1493 sq.ft), a low maintenance 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.

POINTS OF INTEREST

- *Newly constructed detached house*
- *Sought after residential location*
- *Large lounge & luxury kitchen/diner*
- *4 bedrooms, 1 en-suite*
- *Exclusive residential development*
- *Easily manageable garden*
- *Off-road parking and good size garden*
- *NHBC Warranty*



ROOM DESCRIPTIONS

Canopy porch

Door to

Spacious Reception Hall

Window, stairs leading to the first floor, understairs store cupboard and door to the

Downstairs Cloakroom

With low flush WC, wash hand-basin, radiator and window.

Large Lounge

A light and airy room with 2 radiators, window to the front aspect.

Study

Radiator, electric fuseboard and window to the front aspect.

L-shaped Kitchen

With window to the rear, door to side, 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, opening to the

Dining Room

Radiator and double patio doors leading to the rear garden

First floor landing

With radiator, airing cupboard, access hatch to loft space and door to

Bedroom 1

Window to the rear, radiator and door to EN-SUITE SHOWER ROOM with suite comprising double-width shower cubicle, wash hand-basin, low flush WC, radiator, extractor fan and window.

Bedroom 2

Window to the front, radiator, space for wardrobes.

Bedroom 3

Window to the front, radiator, space for wardrobes.

Bedroom 4

Window to the rear, radiator.

Bathroom

Suite comprising panelled bath, separate corner shower cubicle, low flush WC, wash hand-basin, radiator, heated towel rail, shaver point, extractor fan and window.

Outside

To the front of the property there is a brick boundary wall with entrance gate and pathway, and lawn.

There is pedestrian access to either side of the property to the rear parking area and the south-facing garden which is graded and seeded and enclosed by fencing to maintain privacy, with a paved patio area. Electric Vehicle charging point (7 kw).

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band - to be assessed.

Water and drainage - metered supply.

Reservation Fee

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

Agents note

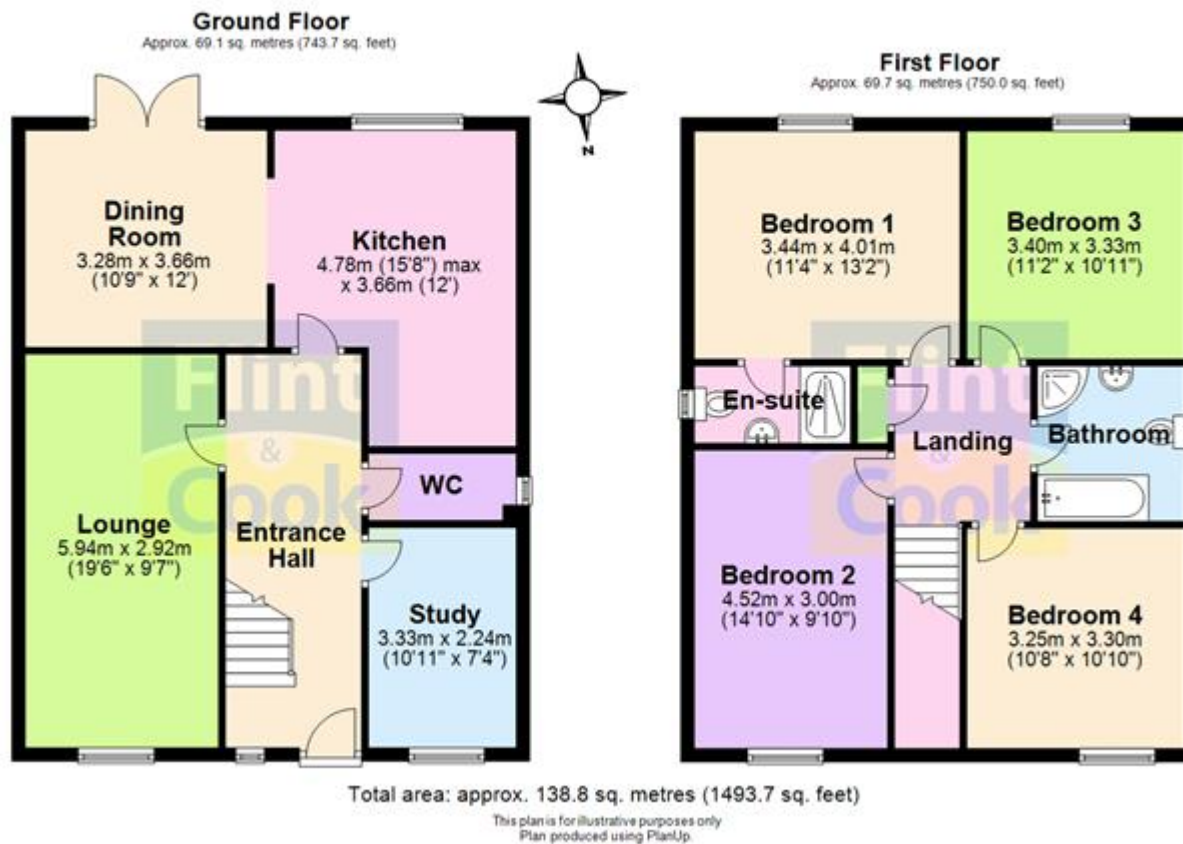
Anticipated completion September 2024.

Viewing

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

Directions

What3words - belts.lakes.farm



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