

FOR
SALE



22 Vilberie Way, Hereford HR4 9XE

£279,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a three bedroom detached home being sold with the added benefit of no onward chain. The property has 3 good-sized bedrooms, two reception rooms and a conservatory, front and back gardens, garage & driveway. We highly recommend an internal inspection.

POINTS OF INTEREST

- *No onward chain!*
- *Popular residential location*
- *Garage & driveway*
- *Detached house*
- *3 Bedrooms*
- *2 Reception rooms*
- *Conservatory*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hall

With fitted carpet, coving, radiator, carpet stairs leading up with useful under stair cupboard and doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splashback, window, fitted carpet and fuse box

Living room

With fitted carpet, window to the front aspect, radiator, coving, feature brick fireplace with tiled hearth and opening into the

Dining room

With fitted carpet, radiator, coving, double glazed sliding doors into the conservatory and door to the kitchen

Conservatory

With tiled floor, double glazed windows and french doors out to the rear garden

Kitchen

Fitted with matching wall and base units, ample work surface space, electric hob and oven, under counter space for washing machine and fridge, stainless steel sink and drainer unit, cupboard housing the wall mounted gas central heating boiler, window and door out to the rear garden

First floor landing

Fitted carpet, window, loft hatch, airing cupboard with hot water cylinder and doors to

Bedroom 1

Fitted carpet, radiator and window to the front aspect

Bedroom 2

Fitted carpet, radiator and window to the rear aspect

Bedroom 3

Fitted carpet, radiator and window to the front aspect

Bathroom

Three piece suite comprising panelled bath with shower head attachment over, pedestal wash hand basin, low flush w/c, radiator, window and fitted carpet

Outside

To the front a driveway provides off road parking for two vehicles with the remainder of the front laid to stone chippings for ease and low maintenance with access to the up and over garage door and side access gate.

The garden to the rear is laid to lawn with an array of mature trees and shrubbery, there is a personal door to the rear of the garage. The rear garden is enclosed by brick walling and fencing.

Outgoings

Council Tax Band C Amount payable £2050.97

Money Laundering Regulations

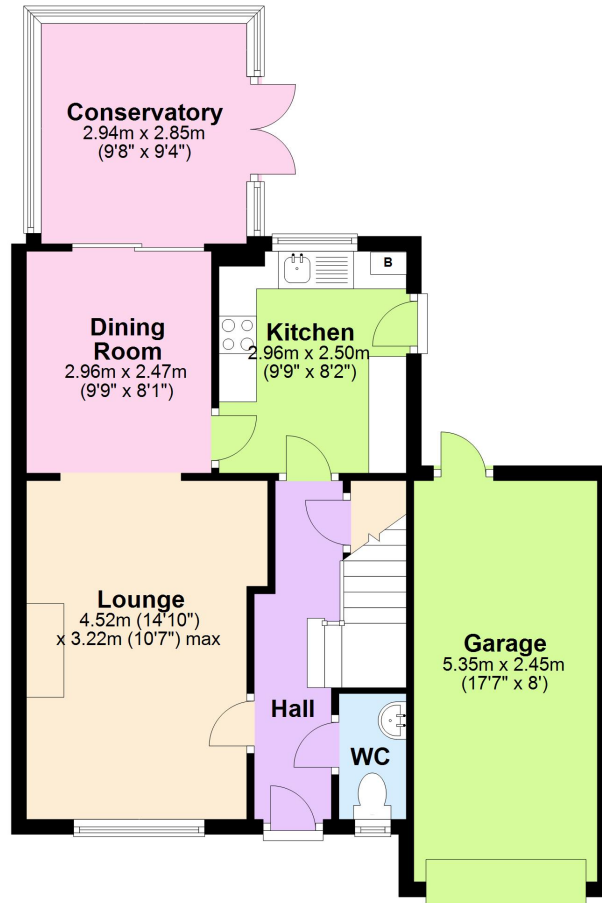
Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

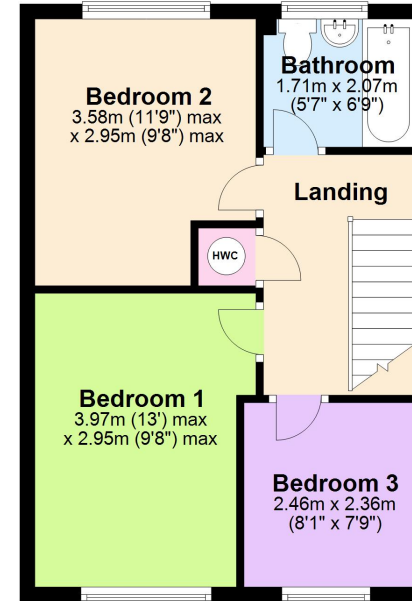
Ground Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.4 sq. feet)

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

22 Vilberie Way, Hereford

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