

FOR  
SALE



Plot 4 Eign Hill Gardens, Hereford HR1 1UA

£330,000 - Freehold

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## PROPERTY SUMMARY

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.

## POINTS OF INTEREST

- *Newly constructed 3 bedroom terraced house*
- *Lounge & luxury kitchen/diner*
- *Exclusive residential development*
- *Sought-after location*
- *NHBC Warranty*
- *Ideal for family or retirement*
- *Available for immediate occupation*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### **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**

#### **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**

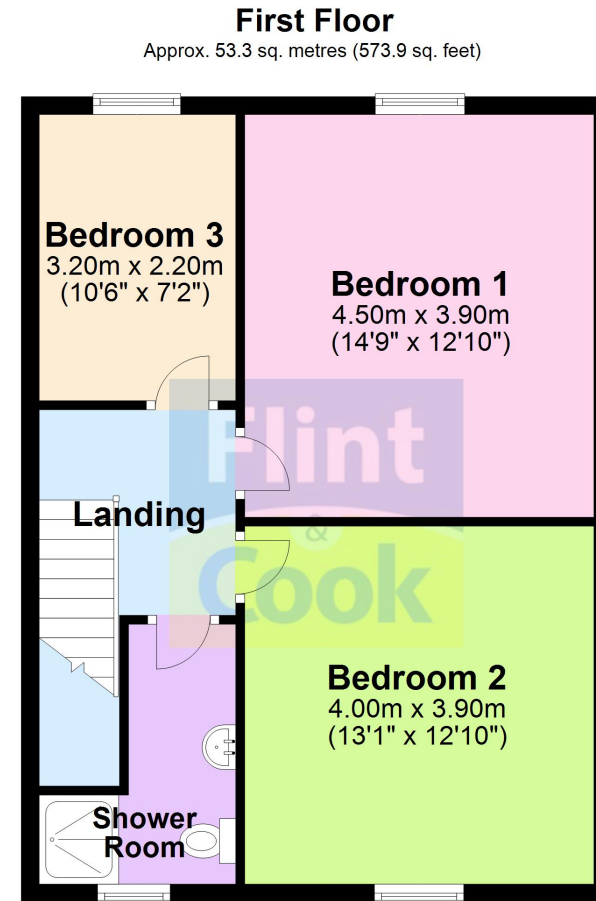
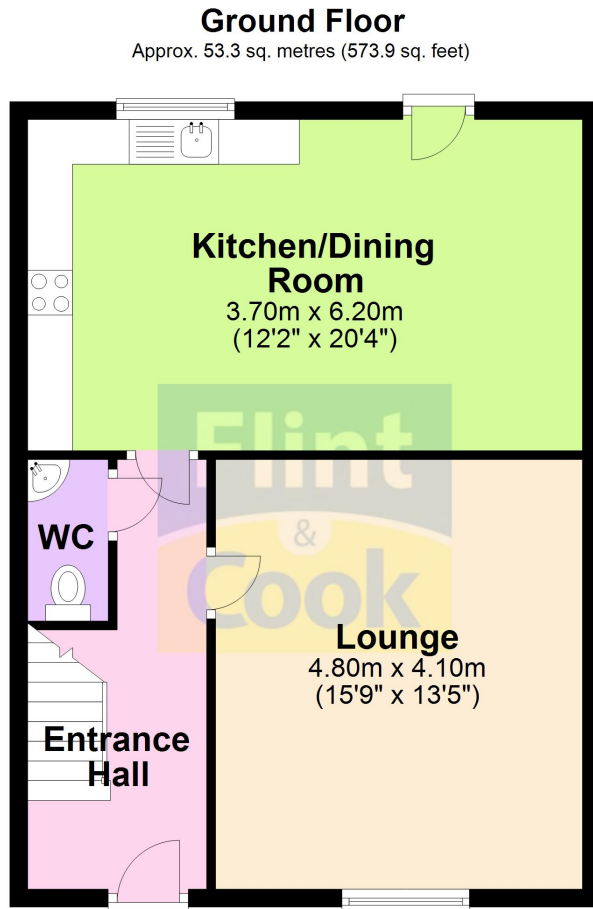
Suite comprising shower cubicle, low flush WC, wash hand-basin, radiator and window to front.

#### **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 is allocated off-road parking facilities.



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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