

FOR
SALE



4 West View, Almeley, Hereford HR3 6LE

£265,000 - Freehold

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

PROPERTY SUMMARY

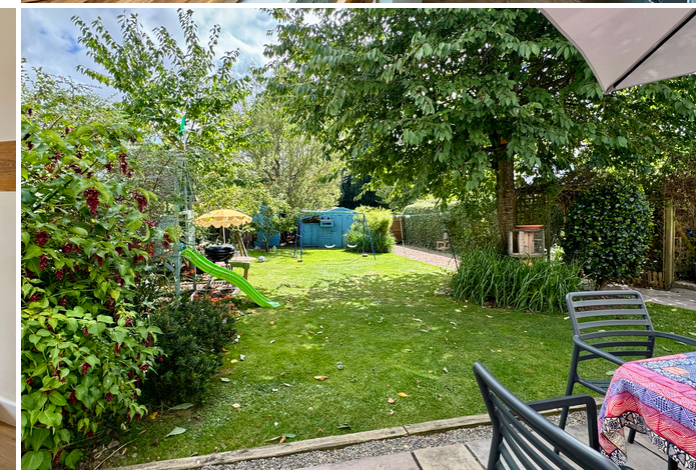
Situated in this peaceful village location a charming 3 bedroom cottage style semi-detached house with good sized rear garden, en-suite shower room. Offering ideal family accommodation, must be viewed!

The property, which is in excellent decorative order, has the added benefit of oil central heating, double-glazing, en-suite shower room, good-sized rear garden, off-road parking, and we strongly recommend an internal inspection.

The village of Almeley is approximately 12 miles away from the outskirts of Hereford and the village itself offers a range of amenities including primary school, village hall, public house, countryside walks, daily bus services and more comprehensive facilities can be found at the nearby village of Eardisley and market town of Kington. In more detail the well-maintained accommodation comprises:

POINTS OF INTEREST

- *Semi detached house*
- *3 Bedrooms (1 en-suite)*
- *Good sized rear garden*
- *Ideal family home*
- *Well presented throughout*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground Floor

Recessed entrance porch
Useful shoe storage and feature entrance door through to the

Reception hall

Laminate flooring, telephone point, radiator, coat hooks and carpeted staircase to the first floor.

Living room

Laminate flooring, display shelving, radiator, double-glazed window to the front aspect, double-glazed patio doors to the rear garden and feature fireplace with hearth and wood-burning stove.

Dining room

Laminate floor, radiator, double-glazed window overlooking the rear garden, feature fireplace with wood-burning stove, folding door to a large under-stairs cupboard with shelving, light and external window and archway through to the

Kitchen

Range of base units with work surfaces over, 3 double-glazed windows to the side, Belfast style sink, space for cooker with extractor hood over, tiled floor, space and plumbing for washing machine, oil-fired central heating boiler, spot lighting, useful pantry cupboard with shelving, access hatch to loft storage space and double-glazed door to the rear garden.

Downstairs bathroom

Suite comprising low-flush WC, pedestal wash-hand basin, bath with shower unit and screen over, double-glazed window, tiled floor, and radiator.

First floor

Landing
Fitted carpet, double-glazed window to the rear and large access hatch to loft space with pull down ladder and the loft is boarded for extra storage.

Bedroom 1

Fitted carpet, radiator, space for wardrobes, double-glazed window to the rear enjoying a pleasant outlook and door to the en-suite shower room with large double shower cubicle with twin shower head, low-flush WC, vanity wash-hand basin with storage below, ladder-style towel rail radiator, 2 mirror fronted storage cabinets, laminate flooring, extractor fan

Bedroom 2

Fitted carpet, radiator, fitted wardrobe and double-glazed window to the front aspect.

Bedroom 3

Fitted carpet, picture rail, radiator, double-glazed window to the rear.

Outside

To the front of the property there is a lawned garden, bordered by flowers and shrubs enclosed by fencing. There is potential to lower the curb and provide extra parking at the front (subject to the necessary consent).

To the immediate rear of the property there is a good-sized paved patio area providing the perfect entertaining space and with the rear garden virtually facing south this offers an ideal sun-trap as well. The good-sized garden is mainly laid to lawn, bordered by flowers and shrubs and well-enclosed by fencing, mature trees and hedging to maintain privacy.

There are 2 useful timber garden sheds. Oil storage tank, side access gate, outside tap, lighting, and double gates at the bottom of the garden open onto a driveway providing off-road parking for at least 2/3 vehicles.

Services

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

Directions

Proceed west out of Hereford along Whitecross Road, taking the 2nd exit at the Monument roundabout on the Kings Acre Road. After passing Wyevale, turn right signposted to Credenhill. Proceed on this road through Norton Canon and then at the staggered crossroads, proceed straight across, signposted to Lyonshall. After approximately 1 mile turn left signposted for Almeley. Proceed past the cricket pitch into the village turning left at the T-junction and immediately right into West View.

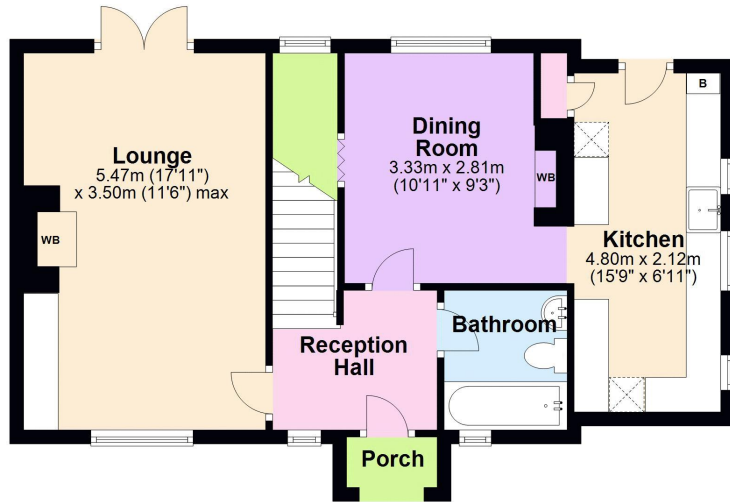
Viewings

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

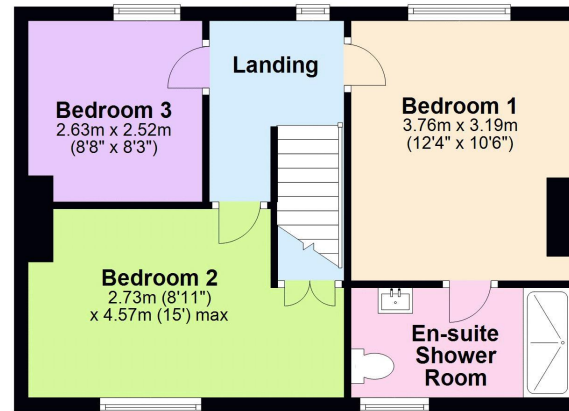
Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Ground Floor



First Floor



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)

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

4 West View, Almeley, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		