

FOR  
SALE



20 Vine Tree Close, Withington, Hereford HR1 3QW

£439,950 - Freehold

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## PROPERTY SUMMARY

We have situated in this popular village location, a 3 bedroom detached bungalow offering ideal retirement accommodation. The property has the added benefit of ample driveway parking, front and rear gardens, detached double garage, well presented accommodation and we highly recommend an internal inspection.

## POINTS OF INTEREST

- 3 bedroom detached bungalow
- Popular village location
- Detached double garage
- Well presented throughout
- Front and rear gardens
- Ample driveway parking
- Must be viewed
- Ideal for retirement



## ROOM DESCRIPTIONS

### Canopy porch

Tiled floor with canopy porch and UPVC entrance door into entrance hall.

### Entrance hall

With tiled floor, built in storage cupboard, opaque door to the rear, door leading into the kitchen dining space, radiator, fuse board, fitted carpet. Loft hatch, smoke alarm, 2 ceiling light points and doors leading into living room.

### Kitchen

An immaculately presented modern fitted kitchen with matching wall and base units, ample work surfaces, sink and drainer unit, integrated dishwasher, integrated bin drawer, integrated double pantry cupboard. There is space for a washing machine, space for American style fridge freezer and space for a range style cooker, with extractor over, tiled floor, recessed spotlights, double glazed window to the front aspect and coving.

### Dining area

Tiled floor, breakfast bar, 2 wall lights, ceiling light point with three hanging pendants, double glazed window to the side aspect and double glazed French doors leading into the conservatory.

### Conservatory

Fitted carpet, radiator, double glazed windows and double glazed French doors looking out to the rear garden.

### Living room

A large spacious living room with coal effect electric fireplace and feature surround, radiator, double glazed window to the front aspect, coving, 2 wall lights.

### Master bedroom

Fitted carpet, radiator, ceiling light point with fan attachment, double glazed window over looking the rear garden, door to the en suite shower room and bi-folding door leading to the dressing area with fitted shelving, hanging rail.

### En suite shower room

Fitted with double shower cubicle with mains fitted showerhead over, tiled surround, low flush WC, wash hand basin with storage under, mirrored storage cabinet above, vinyl flooring, opaque double glazed window to the rear aspect, heated towel rail, extractor, recessed spotlights.

### Bedroom 2

Fitted carpet, radiator, coving, ceiling light point and double glazed window to the front aspect.

### Bedroom 3

Fitted carpet, radiator, double glazed window to the side aspect, coving, ceiling light point and built in triple wardrobe with mirrored sliding doors.

### Bathroom

3-piece suite comprising panel pea shaped bath with mains fitted shower head over and tiled surround, low flush WC, wash hand basin with tiled splash back, tiled floor, heated towel rail, extractor, recessed spotlights and 2 opaque double glazed windows.

### Outside

To the front, a large tarmac driveway providing ample off road parking with access to the up and over garage door to front with personnel door to the rear, light and power.

There is an area of lawn with an array of ornamental shrubs and trees leading to a further paved pathway with stone area leading to the front door.  
A side access gate leading to the rear and a personnel door to the rear of the double garage.  
The front garden is enclosed by hedging, fencing and brick walling.

To the rear, a beautifully landscaped extensive rear garden with paved patio area, a large fish pond with deck steps leading down to a further entertaining space laid to decking with steps down to a further lawned area with borders of ornamental shrubs and plants with an area of vegetable beds and further patio area, and a further decked area with pergola, perfect for catching the evening sun. There is an outside tap, outside power points and the rear garden is enclosed by hedging and fencing.

### Agents note

1. The range cooker is available via separate negotiation.
2. The gas fire in the living room is decommissioned.

### Services

All services are mains with gas fired central heating.

### Outgoings

Council tax band E, payable 2024/25 £2812.94. Water and drainage rates are payable.

### Viewings

Strictly by appointment through the Agent, Flint and Cook, 01432 355 455.

### Directions

Proceed out of Hereford on the A4103 Worcester road, taking the first left hand turning into the village of Withington, continuing into the village and taking the left hand turning for Vine Tree Close. Follow the road around to the end of the Cul-de-sac and the property is situated on the left hand side, as indicated by the Agents for sale board.

### Money laundering regulations

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	84
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		