

FOR
SALE



10 Vine Tree Close, Withington, Hereford HR1 3QW

£415,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a deceptively spacious 4 bedroom detached house offering ideal family accommodation. The property which benefits from an excellent ground floor extension has the added benefit of gas central heating, down stairs shower/cloakroom, generously sized living accommodation, a good sized rear garden, a garage and ample parking and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- Deceptively spacious 4 bedroom detached house
- 2 reception rooms, Kitchen/diner, utility & shower room
- Good size rear garden
- Ideal family home
- Must be viewed



ROOM DESCRIPTIONS

Reception Hall

With feature wood strip flooring, coat hooks, radiator, carpeted staircase to the first floor, central heating thermostat and door to the

Downstairs Shower Room

With suite comprising a tiled shower cubicle with glazed folding door, low flush WC, wash hand basin with tiled splash back and mirror over, tiled floor, radiator and a double glazed window with blind.

Sitting/Family Room

With feature wood strip flooring, double glazed box window and further double glazed window to the front aspect, double radiator, under stairs store cupboard, book shelving and feature fireplace with hearth, display mantle and built in gas coal effect gas fire.

Kitchen/Dining Room

With 1 ½ bowl sink unit and mixer tap over, an extensive range of wall and base cupboards, ample high gloss work surfaces with tiled splashbacks, under cupboard lighting, plate rack, free standing electric oven and gas hob range with extractor hood over, double glazed window overlooking the rear patio and garden, a range of lighting, space for an upright fridge/freezer, double radiator, wine rack, built in dishwasher, Karndean flooring, space for a dining table, double glazed double French doors to the rear patio and a partially glazed door to the

Utility Room

With a single drainer sink unit with mixer tap over, wall and base cupboards, work surfaces with splashbacks, space and plumbing for a washing machine and Karndean flooring.

Lounge

An impressive light and airy room with fitted carpet, 2 double radiators, a range of lighting, feature fireplace with wood burning stove, double glazed window to the side and 2 double glazed sliding patio doors to the rear garden.

First Floor Landing

With fitted carpet, access hatch to the loft space, double glazed side window enjoying a pleasant outlook, built in airing cupboard also housing the central heating boiler, a further store cupboard with shelving and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook across the green and a range of fitted wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear.

Bedroom 4

With fitted carpet, radiator and a double glazed window to the front aspect.

Bathroom

With suite comprising a panelled bath with a shower unit over, pedestal wash hand basin, low flush WC, radiator, mirror fronted medicine cabinet, tiled wall surround for easy maintenance, double glazed window with blind.

Outside

To the front of the property there is a long garden with an extensive driveway to the side providing ample offroad parking leading to the

Garage

With up and over door, power and light points and ample storage space.

To the immediate rear of the property there is a good sized paved patio providing the perfect entertaining space which leads onto one of the main features which is the

Extensive Rear Garden

Mainly laid to lawn, bordered by flowers and shrubs and well enclosed by high hedging for privacy.

Services

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

Outgoings

Council tax band D - £2,414 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city along Commercial Road crossing over Aylestone Hill, at the roundabout turn right onto the A4103 Worcester Road and after 3 miles turn left as signposted to Withington. Then after approximately 1/2 mile turn left into Vine Tree Close.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

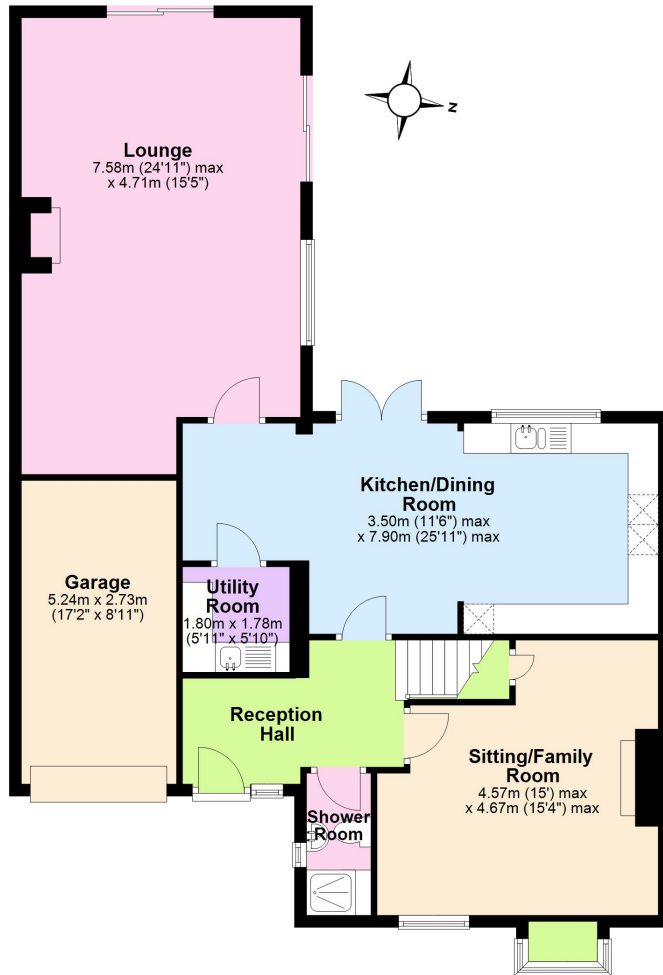
Money Laundering Regulations

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



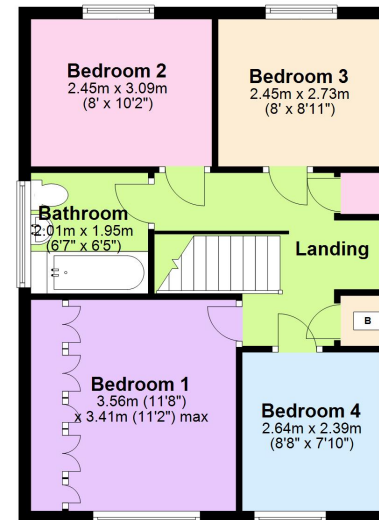
Ground Floor

Approx. 109.0 sq. metres (1173.0 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.6 sq. feet)



Total area: approx. 156.7 sq. metres (1686.6 sq. feet)
10 Vine Tree Close, Withington, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	60	68
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	