

FOR
SALE



6 Treago Grove, Hereford HR2 7EE

£210,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a spacious 3 bedroom house offering ideal family accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, easy to maintain gardens and we recommend an internal inspection.

POINTS OF INTEREST

- *Well established residential location*
- *Spacious 3 bedroom house*
- *2 Receptions, breakfast kitchen*
- *Easy to maintain gardens*
- *Ideal family home*
- *No onward chain*



ROOM DESCRIPTIONS

Partially glazed entrance door through to the

Spacious Reception Hall

Fitted carpet, radiator, carpeted staircase to the first floor with understairs cupboard, dado rail, coved ceiling, central heating thermostat, radiator and door to the

Lounge

Fitted carpet, large double glazed window to the front aspect with vertical blinds, dado rail, coved ceiling, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire and archway through to the

Dining Room

Fitted carpet, dado rail, coved ceiling and double glazed double French doors to the rear patio and sliding door to the

Kitchen/Breakfast Room

Range of wall and base units, ample worksurfaces with tiled splashbacks, space for breakfast table, vinyl flooring, built-in double oven and 4-ring gas hob, range of free-standing appliances including fridge, freezer, dishwasher, washing machine and tumble dryer and microwave, spotlighting, radiator, double glazed windows and door to the rear, dresser-style unit with glass display cabinets and central storage and access door from the Reception Hall.

First floor landing

Fitted carpet, access hatch to loft space and built-in airing cupboard (also housing the gas central heating boiler).

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, coved ceiling, dado rail and extensive range of built-in bedroom furniture including wardrobes, dressing table, bedside cabinets and overhead cupboards.

Bedroom 2

Fitted carpet, radiator, dado rail, coved ceiling, double glazed window to the rear, built-in single wardrobe, further range of fitted wardrobes with overhead cupboards.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect with vertical blinds and range of fitted wardrobes with overhead cupboards and central dressing table unit with mirror above.

Shower Room

Suite comprising large shower cubicle with glazed sliding doors, pedestal wash hand-basin, low flush WC, tiled wall surround for easy maintenance, double glazed window, ladder style towel rail/radiator.

Outside

The front garden has been landscaped for easy maintenance and all enclosed by hedging and walling for privacy with paved pathway leading to the front entrance door. To the immediate rear of the property, there is a good size paved patio area providing the perfect entertaining space and this then leads onto the remainder of the garden which has been laid to synthetic grass for easy maintenance and well enclosed by high fencing to maintain privacy.

Agent's Note

There is scope to convert the front garden to off-road parking, subject to the necessary consent.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1712.95
Water and drainage - rates are payable.

Money laundering regulations

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

Viewing

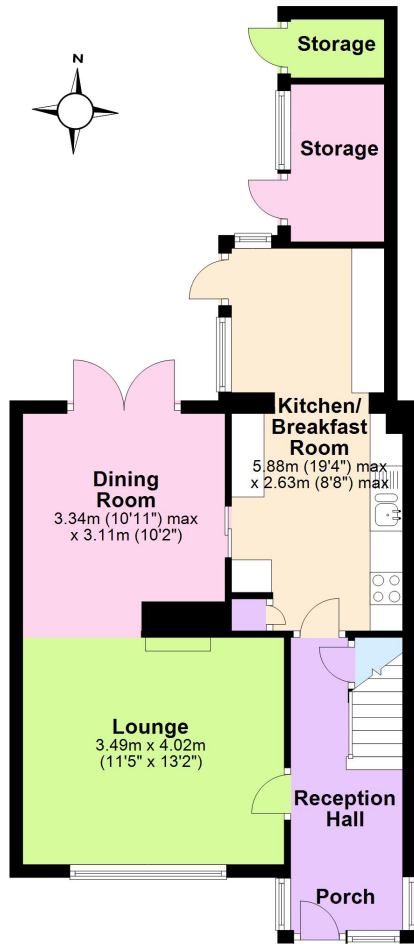
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed south out of Hereford City along the Belmont Road, turning left at the Tesco roundabout onto Southholme Road. Continue across the mini-roundabout into Waterfield Road. After approximately half a mile, 6 Treago Grove will be on the left-hand side, as indicated by the Agent's FOR SALE board. What3words - poems.wider.silent

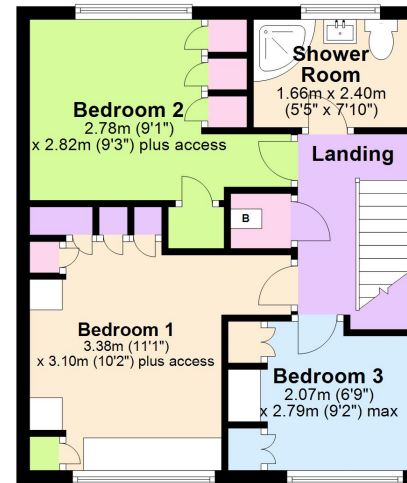
Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 93.3 sq. metres (1004.8 sq. feet)

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

6 Treago Grove, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	69	83
England, Scotland & Wales		