

FOR
SALE



9 St Nicholas Close, Broomy Hill, Hereford HR4 0FL

£335,000 - Freehold

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

PROPERTY SUMMARY

Situated a short distance from the City centre of Hereford, a luxury 3 storey townhouse offering spacious accommodation with 3 bedrooms and (1 with en-suite). The property has designated parking, private garden, air-source heating and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Sought-after location*
- *Close to City centre*
- *Impressive new-build with air-source heating*
- *Luxuriously appointed throughout*
- *Enclosed private garden*
- *Allocated parking with electric charging point*
- *3 bedrooms (1 en-suite)*
- *Must be viewed - No onward chain.*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door into the

Spacious Entrance Hallway

Karndean wood-effect flooring, carpeted stairs leading to the first floor, useful understairs storage space with underfloor heating manifold for the ground floor, fuseboard, smoke alarm, zone controlled heating thermostat and doors to

Kitchen/Diner

Fitted with luxury wall and base units, ample worksurfaces, 4-ring Bosch induction hob with splashback, Bosch extractor above, Bosch electric oven, 1½ bowl sink and drainer with mixer tap over, integrated slimline dishwasher, recessed spotlighting, under-counter space for washing machine, Karndean wood-effect flooring with underfloor heating and thermostat, window to the front, smoke alarm and ample space for dining area with woodburning stove and 4 windows.

Downstairs Cloakroom

Low flush WC, wash hand-basin with storage under, fitted wall mirror, Karndean wood-effect flooring, recessed spotlighting and extractor.

Living Room

A light and airy room with fitted carpet, underfloor heating with zone control thermostat, 4 windows and French doors leading into the rear garden.

First floor landing

Fitted carpet, smoke alarm, radiator, window to the front aspect, useful storage cupboard and airing cupboard housing the hot water system.

Bedroom 1

Fitted carpet, 2 windows to the rear aspect, radiator, heating thermostat and door to the EN-SUITE SHOWER ROOM with a double width cubicle with mains shower fitment and rainfall showerhead, low flush WC, wash hand-basin with storage under, fitted wall mirror, heated towel rail, wooden floor, recessed spotlighting and extractor.

Bedroom 2

Fitted carpet, radiator and 2 windows to the front aspect.

Bathroom

Suite comprising P-shaped panelled bath with mains fitment rainfall showerhead over, low flush WC, wash hand-basin with storage under, fitted wall mirror, opaque window, recessed spotlighting, extractor and wooden flooring.

Second floor landing

Fitted carpet, smoke alarm, recessed spotlighting and door into the

Bedroom 3

Fitted carpet, radiator, 2 Velux windows and door to eaves storage.

Outside

To the front of the property there is a low maintenance front garden with paved pathway leading to the front entrance door and round to the side access. The remainder of the front is laid with stone for easy maintenance and with a small border, enclosed by brick-walling and fencing. To the rear of the property there are 2 paved patio areas - perfect for entertaining with the remainder of the garden laid to lawn with a small border and enclosed by fencing. There is a useful outside tap, outside power point and the air-source heat pump. Steps lead down to the allocated parking with electric charging point.

Agents Note

The property benefits from a 10 year LABC Warranty.

Services

Mains water, electricity and drainage are connected. Air-source heating.

Outgoings

Council tax band - to be assessed.

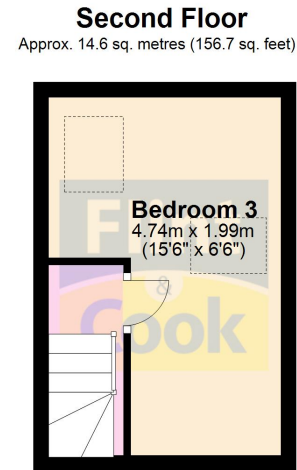
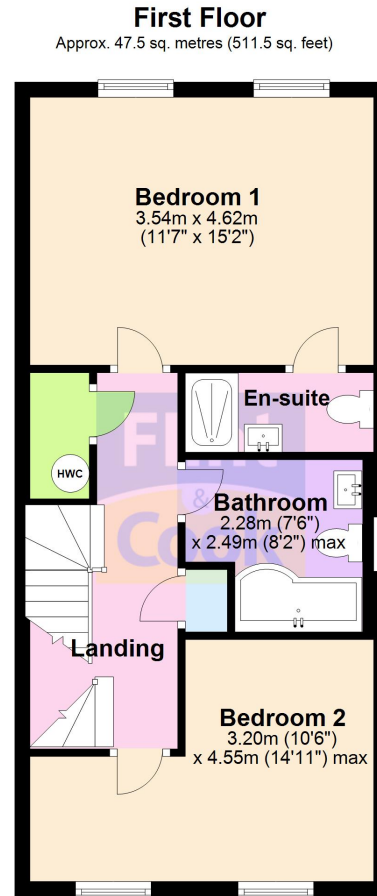
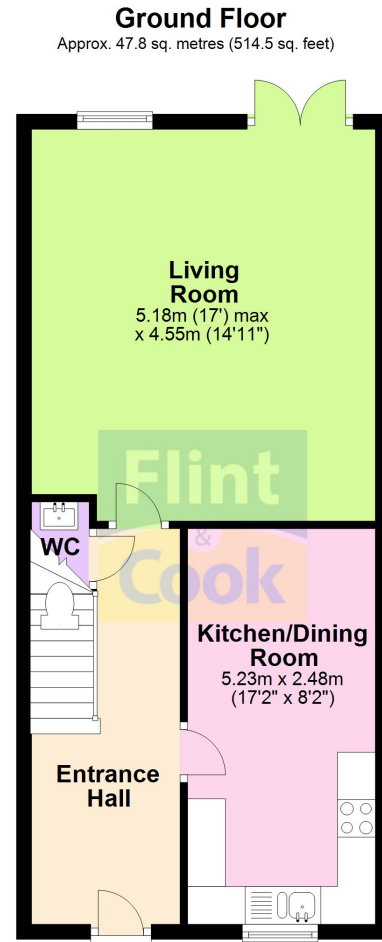
Water and drainage - metered supply.

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.



Total area: approx. 109.9 sq. metres (1182.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	87	
(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		