

FOR
SALE



5 Brookside, Wellington, Hereford HR4 8AQ

£240,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location a three bedroomed end of terrace house offering ideal first time buyer/small family accommodation. The property which is well presented throughout has the added benefit of solar panels, driveway parking, garden with views to the rear and we highly recommend an internal inspection.

POINTS OF INTEREST

- *End terraced house*
- *3 bedrooms*
- *Well presented throughout*
- *ideal first time buyer/small family accommodation*
- *Popular village location*
- *Driveway parking & garden*
- *Must be viewed*
- *Solar panels*



ROOM DESCRIPTIONS

Entrance Hall

With a tiled floor with carpeted stairs leading up, storage cupboard, ceiling light fitting, useful under stairs storage space with built in bench storage, panelling with coat storage, archway leading in to the kitchen/diningroom and door to the living room.

Kitchen/Dining Room

The kitchen is fitted with high gloss matching wall and base units, ample work surface space, 1 and 1/2 bowl sink and drainer unit, under counter space for a washing machine and tumble dryer, integrated dishwasher, free standing electric cooker with tiled splashback and extractor over, space for free standing fridge/freezer, tiled floor, 2 ceiling light points and a double glazed window to the front aspect.

Living Room

With porcelain tiled floor, two ceiling light points, coving, double glazed French doors and window leading to the conservatory, wood burning stove with feature surround and mantle over and a ceiling mounted infra-red electric heater.

Conservatory

With 3 sets of French doors leading out to the rear, electric points, porcelain tiled floor and a single double glazed door leading into a small office space.

Office Space

With laminate flooring, double glazed window and a ceiling light point.

First Floor Landing

With fitted carpet, loft hatch, ceiling light point, smoke alarm, airing cupboard which houses the hot water cylinder and fitted wooden shelving. Oak doors leading to the bedrooms.

Bedroom 1

With fitted carpet, ceiling mounted infra-red radiator, contemporary panelling, double glazed window to the rear aspect with views towards Dinmore Hill.

Bedroom 2

With fitted carpet, wall mounted infra-red electric heater, double glazed window to the front aspect and a ceiling light point.

Bedroom 3

With fitted carpet, panelling, double glazed window to the rear aspect, ceiling light point and ceiling mounted infra-red electric heater.

Bathroom

The bathroom has a three piece suite comprising - panelled bath with electric shower over and black glass screen, wash hand basin with storage under, low flush WC, black towel rail, part boarded surround, double glazed window, fitted shelving, extractor, ceiling light point and tiled floor.

Outside

From the conservatory the doors lead out to a small paved patio with access to the side access gate. There is a large stoned area with steps leading up to the remainder of the garden which is laid to lawn and is enclosed by fencing.

There is a large outside storage shed.

To the front there is a paved driveway providing off road parking for 2 vehicles with a tarmac allocated parking space beside. A concrete pathway leads to the side access gate and the front garden which has wooden fencing and hedging.

Services

Mains water, electricity and drainage are connected. The property benefits from solar panels.

Outgoings

Council tax band B - £1,795.37 payable 2024/2025
Water and drainage - rates are payable.

Viewings

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

Directions

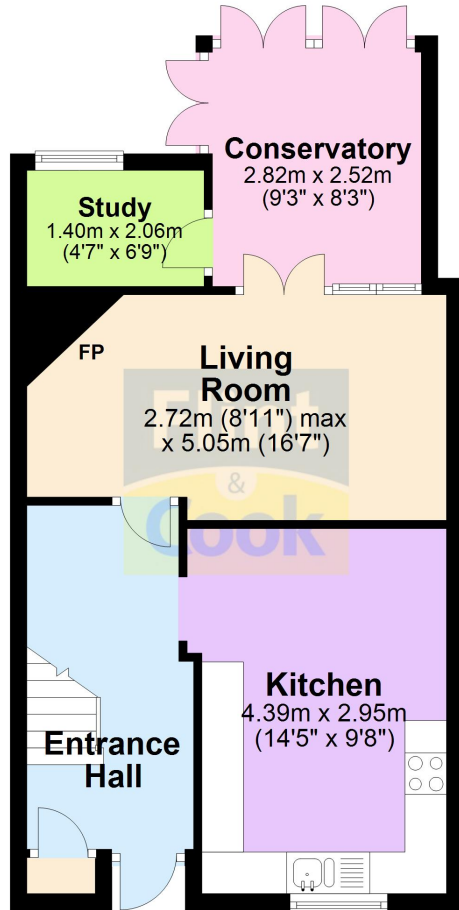
Proceed north out of Hereford on the A49 towards Leominster, taking the left hand turning signposted to Wellington, continue into the village of Wellington past the village shops and post office, then take the right hand turning into Brookside and follow the road to the right. The property is situated on the left hand side as indicated by the for sale board.

Money Laundering Regulations

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

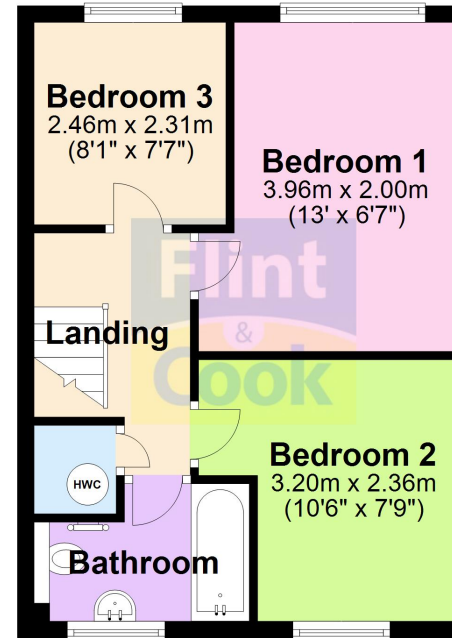
Ground Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 82.8 sq. metres (891.0 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			