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A: 22 Broad Street, Hereford, HR4 9AP

FOR SALE

£635,000

Plot 7 Haynstone Court Ploughfields, Preston-On-Wye, Hereford. HR2 9LL



Evelina - Plot 7 a substantial detached house overlooking fields and local countryside with 4 bedrooms, en-suite/walk-in wardrobe, triple glazing, solar panels, air source heat pump, utility, single garage and enclosed garden. 10 year structural warranty.

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Entrance Hallway

Kitchen/Diner

Utility room

WC

Hallway

Bedroom 1

Wardrobe

En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Garage

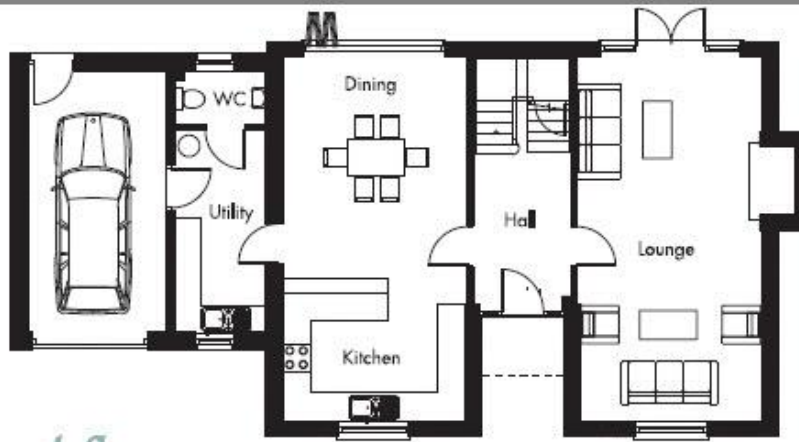
Deposit

A non-refundable deposit of £3000 to be paid, this will then be deducted from the sale price on completion.

Agents Note

Hard flooring to the kitchen, cloakroom and bathroom is included.





Ground floor

Lounge	3985mm X 7825mm 13'0" X 25'6"	Utility	1962mm X 4362mm 6'3" X 14'3"
Kitchen/ Dinner	3985mm X 7825mm 13'0" X 25'6"	WC	1962mm X 1163mm 6'3" X 3'8"
		Garage	2970mm X 5670mm 9'7" X 18'6"



First floor

Bedroom 1	3985mm X 5110mm 13'0" X 16'7"	Bedroom 2	3925mm X 4475mm 12'8" X 14'6"
Wardrobe	2478mm X 2175mm 8'1" X 7'1"	Bedroom 3	3985mm X 3222mm 13'0" X 10'5"
En-suite	2540mm X 2175mm 8'3" X 7'1"	Bedroom 4	3925mm X 2590mm 12'8" X 8'9"
		Bathroom	2105mm X 1978mm 6'9" X 6'4"

*The dimensions shown are approximate maximum and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. Kitchen layouts are indicative only. Please consult the Sales Adviser on-site for specific kitchen layouts. This information is for guidance only and does not form part of any contract or constitute a warranty. All deviations are an approximation of materials and finishes. Please consult the Sales Adviser for specific materials and finishes. The areas given are approximate and include garages.

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.

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