

FOR
SALE



44 St Davids Rise, Little Dewchurch, Hereford HR2 6PL

£245,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a spacious three bedroom semi detached house offering ideal first time buyer/ family accommodation. The property which benefits from ample driveway parking, a good sized rear garden, two receptions & conservatory, three bedrooms and loft room also has the added benefit of being sold with no onward chain. A viewing is highly recommended.

POINTS OF INTEREST

- *Three bedrooms & loft room*
- *Two receptions & conservatory*
- *Ample driveway parking & good sized garden*
- *No onward chain!*
- *Ideal first time buyer/ family home*
- *Popular village location*



ROOM DESCRIPTIONS

Ground floor

With canopy porch and entrance door leading into

Entrance hallway

With wood effect flooring, radiator, double glazed window, carpeted stairs leading up with useful under stair storage space and doors to

Living room

With wood effect flooring, ceiling light point, radiator, opening into the dining room and then sliding doors out to the conservatory.

Dining room

With wood effect flooring, ceiling light point, radiator, double glazed bay window to the front aspect.

Conservatory

With tiled floor, double glazed windows and french doors out to the rear garden.

Utility Area

With fitted work surface space, double glazed window to the rear, fitted base units, under counter space for tumble drier, space for a free standing fridge/freezer, radiator and opening into the

Kitchen

Fitted with machining wall and base units. ample work surface space, sink and drainer unit, range style electric cooker with 5 ring hob, oven below and cooker hood over, under counter space for slimline dishwasher, two ceiling light points, window to the front aspect, radiator and steps and bifolding door into

Second utility space

With work surface space, floor mounted oil central heating boiler, under counter space for washing machine, tiled floor and door out to the rear garden

First floor landing

With fitted carpet, double glazed window and doors to

Bedroom 1

With laminate flooring, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom 2

With fitted carpet, radiator, ceiling light point, large double glazed window, airing cupboard with hot water cylinder and stairs leading up to the loft room.

Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window.

Bathroom

Three piece suite comprising large corner panelled bath with mains fitment rainfall shower head over, low flush w/c, wash hand basin with part tiled surround and tiled floor, radiator.

Second floor landing

With entrance door leading into

Loft room

With fitted carpet, radiator, two ceiling light points, two velux windows and door leading to the eaves storage.

Outside

To the rear a concrete patio space leads on to a larger paved patio area, the remainder of the garden is laid to lawn enclosed by fencing. There is a useful wooden storage shed, useful side access gate and oil tank.

To the front a tarmac driveway providing off road parking with a concrete path and an area of lawn.

Directions

Proceed south out of Hereford along Ross Road, at the Broadleys traffic lights take the left turn onto Holme Lacy Road. At the roundabout take the third exit right onto Hoarwithy Road, follow this road for approximately 4 miles heading into the village of Little Dewchurch and take the first sharp right turn, after 100 yards St Davids Rise will be found on the left hand side and the property immediately on your right.

Services

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

Outgoings-

Council tax band B - £1906.12 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

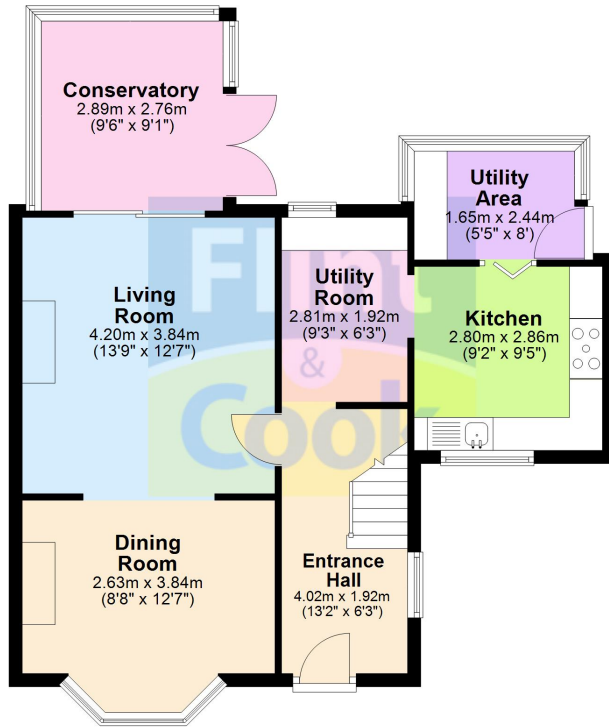
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

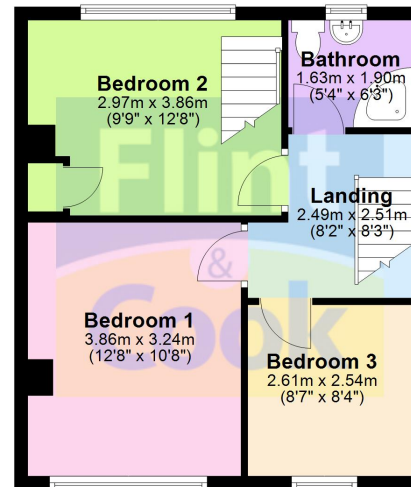
Ground Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



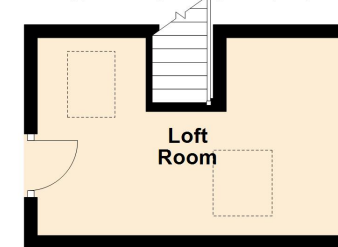
First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Second Floor

Approx. 12.6 sq. metres (135.9 sq. feet)



Total area: approx. 115.1 sq. metres (1239.1 sq. feet)

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+)	65	82		
A				
(81-91)				
B				
(69-80)				
C	65	82		
(55-68)				
D				
(39-54)				
E				
(21-38)	65	82		
F				
(1-20)	65	82		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				