

FOR
SALE



7 Priory View, Hereford HR2 7XH

£375,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location occupying a peaceful cul-de-sac position, a spacious five/six bedroom modern detached home offering ideal family accommodation and being sold with the added benefit of no onward chain!

Comprising of five bedrooms (one en-suite) & bathroom to the first floor, a spacious lounge, kitchen, dining room, utility, downstairs W/C and a flexible ground floor bedroom / additional reception room with wet room off. The property also benefits from ample driveway parking and a low maintenance rear garden. A viewing is highly recommended.

POINTS OF INTEREST

- *Modern detached house*
- *5/ 6 bedrooms, three bathrooms*
- *Driveway parking & low maintenance rear garden*
- *Sold with no onward chain!*
- *Ideal family home!*
- *Popular residential location*



ROOM DESCRIPTIONS

Ground floor

Entrance hall

With wood effect flooring, ceiling light point, coving, radiator, wall mounted fuse box, carpeted stairs leading up and doors into

Downstairs W/C

With low flush w/c, wash hand basin with storage below, ceiling light point, wood effect flooring and double glazed window.

Living Room

With laminate flooring, coving, radiator with radiator cover, large double glazed window to the front aspect with fitted blind, ceiling light point and leading through to the

Reception room/ ground floor bedroom

A flexible space offering a ground floor bedroom or an additional reception room with wood effect flooring, ceiling light point, coving, built in storage cupboard with bi-folding door, radiator, two sets of French doors out to the rear garden and door into

Ground floor wet room

With low flush w/c, wash hand basin, part tiled surround, mains fitment rainfall shower head, chrome heated towel rail, illuminating mirror, recess spotlights.

Kitchen

Fitted with matching wall and base units, ample work surface space over, stainless steel 1 1/2 bowl sink and drainer units, integrated dishwasher, under counter fridge and freezer, integrated oven and grill, four ring gas hob with extractor over, radiator, double glazed window to the front aspect and archway opening into the

Dining room

With tiled effect flooring, ceiling light point, coving, radiator, archway leading to the utility room and double glazed french doors out to the rear garden.

Inner hallway

With tiled effect flooring, ceiling light point, useful under stair storage cupboard, space for a freestanding fridge/ freezer and door into the

Utility room

Fitted with matching wall and base units, work surface space over with under counter space for washing machine and tumble dryer, double glazed window.

First floor landing

With fitted carpet, smoke alarm, ceiling light points loft hatch, airing cupboard housing the gas central heating boiler and hot water tank with doors leading to

Bedroom one with en-suite

Bedroom with fitted carpet, coving, radiator, ceiling light point and fan, recess spotlights, double glazed window with fitted blind to the front aspect and door into

En-suite shower room

With fitted shower cubicle and electric shower fitment, pedestal wash hand basin with tiled splashback, low flush w/c, chrome heated towel rail, recess spotlights and extractor.

Bedroom two

With wood effect flooring, ceiling light point, radiator with radiator cover, double glazed window to the front aspect with fitted blind and built in wardrobes.

Bedroom three

With wood effect flooring, ceiling light point, radiator, double glazed window to the rear aspect and fitted open wardrobes with hanging rail and fitted wooden shelving.

Bedroom four

With wood effect flooring, radiator, ceiling light point, double built in wardrobe, double glazed window to the rear aspect and loft hatch with ladder leading to the loft room.

Bedroom five

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect with fitted blind and using built in wardrobes with double hanging rail.

Bathroom

Three piece suite comprising panelled bath with electric shower fitment over, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Loft room

With carpet, light, power and velux window.

Outside

To the front there is a brick paviour driveway providing off road parking with a further area laid to stone with access to the side gate. Useful outside power points. To the rear a low maintenance garden mostly laid to artificial grass with two paved patio areas, wooden summerhouse with electric and two access gates, one to the side and one to the rear. Useful outside tap.

Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the fourth exit onto Abbotsmead Road, proceed straight over the roundabout and then take the right hand turning signposted for Whitefriars Road, continue around the bend to the left and take the left hand turning signposted for Priory View and the property is situated at the end of the cul-de-sac as indicated by the Flint & Cook for sale sign

Services

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

Outgoings-

Council tax band D £2,428.86 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.



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

