

FOR  
SALE



30 Archenfield, Madley, Hereford HR2 9NS

£199,500 - Freehold

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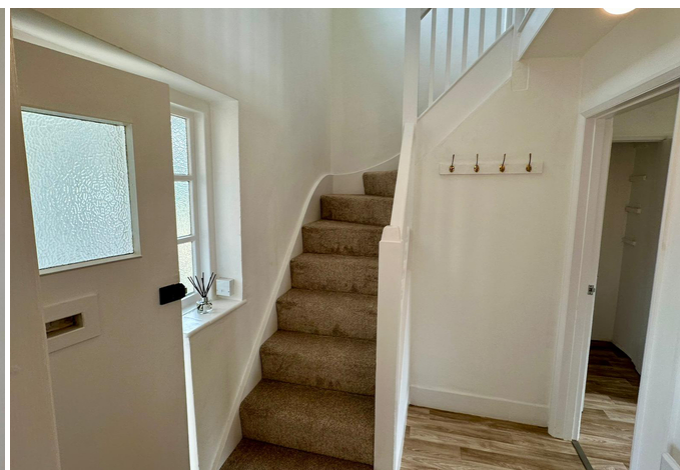
## PROPERTY SUMMARY

Peacefully situated in this popular village location, a well maintained 3-bedroom terraced house offering ideal first-time buyer/family accommodation.

The property, which is offered for sale with no onward chain, has newly fitted carpets, good-size rear garden, double-glazing and we recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *Well maintained 3 bedroom house*
- *Good-side rear garden*
- *Ideal first time buyers*
- *No onward chain*
- *Must be viewed - No onward chain.*



## ROOM DESCRIPTIONS

### Entrance hall

Approached through uPVC entrance door, vinyl flooring, window, hatch to loft storage space, door to

### Reception hall

Vinyl flooring, wall mounted electric heater, carpeted staircase to first floor, coat hooks, door to

### Lounge

Newly fitted carpet, 2 wall mounted electric heaters, open fireplace, windows to front and rear.

### Kitchen

Range of base and wall units, 1 1/2 bowl sink unit with mixer tap, worksurfaces with splashbacks, built-in oven and hob with cookerhood over, wall mounted electric heater, vinyl flooring, window overlooking the rear garden, large built-in store cupboard, large understairs store cupboard/pantry with tiled floor, window, shelving and cold slab. Door to

### Side passageway/utility area

Vinyl floor covering, doors to front and rear.

### First floor landing

Newly fitted carpet, window to front, access hatch to loft space, built-in airing cupboard.

### Bedroom 1

Carpet, window to rear, tiled fireplace.

### Bedroom 2

Carpet, window to rear.

### Bedroom 3

Carpet, window to front.

### Bathroom

Suite comprising panelled bath with shower unit over, pedestal wash hand basin with tiled splashback, window, vinyl flooring.

### Separate WC

Low flush cistern, vinyl flooring, window.

### Outside

One of the main features of the property is the good-size rear garden, which is mainly laid to lawn and enclosed by mature hedging and newly installed fencing to maintain privacy. There is a useful outside tap and garden store.

### Services

Mains water, electricity and drainage are connected.

### Outgoings

Council tax band B , payable 2024/25 £1792.49. Water and drainage rates are payable.

### Directions

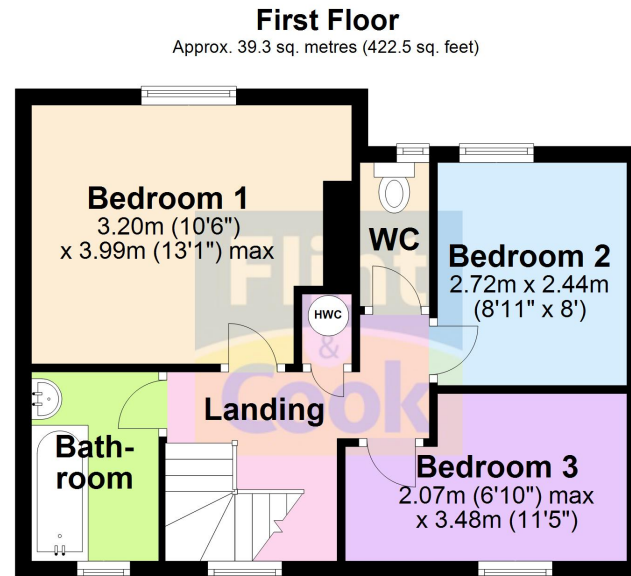
Proceed south out of Hereford on the A465 Abergavenny Road and turn right, signposted Clehonger and follow the signs to Madley. Proceed through the village of Madley and 30 Archenfield is on your left-hand side as indicated by the Agent's FOR SALE board.

### Viewing

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

### Money laundering regulations

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



Total area: approx. 81.5 sq. metres (877.5 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		