

FOR
SALE



11 Meadow Drive, Canon Pyon, Hereford HR4 8NT

£264,000 - Freehold

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

PROPERTY SUMMARY

Situated in the popular village of Canon Pyon, a three bedroom semi detached house offering ideal first time buyer/ small family accommodation. The property which sits in a quiet cul-de-sac position comprises of an extended lounge dining room, kitchen and downstairs W/C, with three bedrooms and bathroom to the first floor. Benefitting from oil central heating and double glazing, the property also has ample driveway parking, a single garage and a good sized enclosed rear garden. We highly recommend a viewing.

POINTS OF INTEREST

- *Semi detached house*
- *Three bedrooms, downstairs W/C*
- *Driveway, garage & garden*
- *Popular village location*
- *Ideal first time buyer/ small family accommodation*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With upvc entrance door leading into the

Entrance hallway

With double glazed window to the front, tiled flooring, radiator, telephone point, smoke alarm, access to the understairs storage housing the Worcester Bosch oil fired central heating boiler.

Downstairs W/C

Tiled flooring, electric fuseboard, double glazed window to the front, WC and corner wash hand-basin, towel holder.

Extended living/dining room

Living area with large double opening uPVC double glazed window to the front aspect, telephone and TV aerial points, radiator, feature wood burning stove with tiled hearth and wooden mantle over, serving hatch through to the Kitchen. Dining area with tiled flooring, radiator and double glazed french sliding doors leading into the rear garden.

Kitchen

Range of wall and base units with marble-effect worksurfaces, part-tiled surrounds, tiled flooring, electric cooker with 4-ring electric hob, extractor fan, 1½ bowl stainless steel sink, double glazed window to the rear, plumbing for washing machine, storage cupboard with power.

First floor landing

Fitted carpet, large double glazed window to the side, access hatch to loft space, smoke alarm.

Bedroom 1

Fitted carpet, radiator, double glazed window to the rear.

Bedroom 2

An airy room with large double glazed window to the front aspect, radiator, fitted carpet.

Bedroom 3

Double glazed window to the rear aspect enjoying lovely views across greenery and fields, fitted carpet, radiator and built-in shelving.

Bathroom

White suite comprising P-shaped bath with overhead shower attachment, vanity wash hand-basin, WC, chrome ladder style radiator, tiled walls and floor, double glazed window to the front with fitted blind.

Outside

To the rear of the property access can be gained through the living room or a side access pathway. To the immediate rear of the property there is a useful storage room with shelving and a woodstore. There is a concrete/slabbed patio leading onto the main garden which is lawned and enclosed by a variety of hedges and trees to maintain privacy. There is a SINGLE GARAGE with up-and-over door with power, light and single glazed window to the rear. Oil tank. To the front of the property there is a large driveway providing parking for 3 cars. The garden is mainly laid to lawn with a concrete pathway leading to the front entrance door. Again, there are a variety of trees, shrubs and hedging.

Directions

Proceed north-west out of Hereford City centre on the A4110 and on reaching the village of Canon Pyon, take the 1st turning left into Meadow Drive and the property is located on the right-hand side, as indicated by the Agent's FOR SALE board.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Oil-fired central heating.

Outgoings

Council Tax Band C

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Outgoings

Council Tax Band

Water and drainage are payable.

Viewing

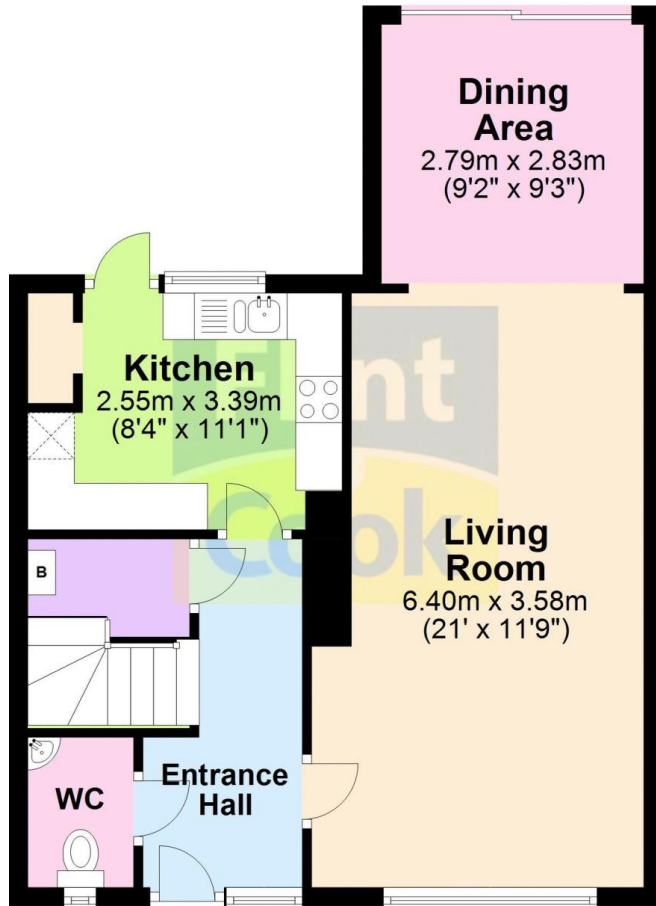
Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

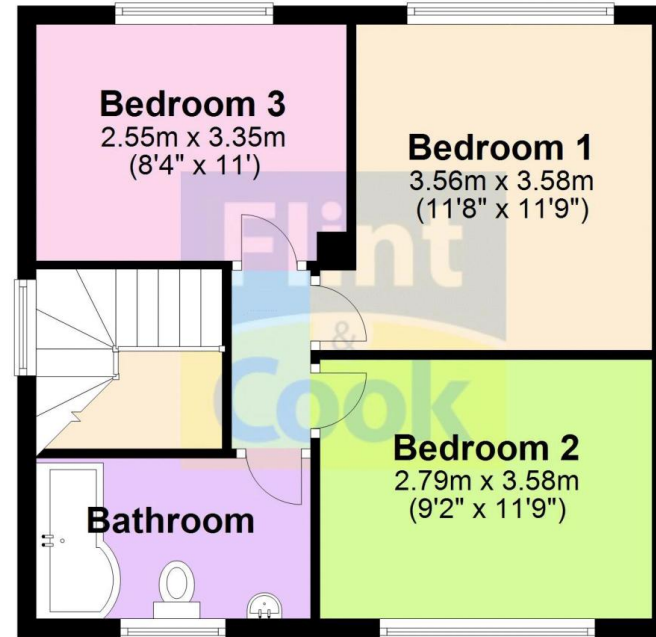
Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 93.3 sq. metres (1003.9 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+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	