

FOR
SALE



4 Farndon Rise, Withington, Hereford HR1 3PU

£269,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location a well presented semi detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of 3 bedrooms, 2 bathrooms, driveway parking, front and rear gardens, airtsource heating, double glazing and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *Popular village location*
- *Driveway parking & garden*
- *3 Bedrooms, (master with en-suite)*
- *Must be viewed*
- *Downstairs WC*



ROOM DESCRIPTIONS

Entrance Hall

With mat well, wood effect flooring, radiator, carpeted stairs leading up, central heating thermostat, fuse box, ceiling light point, smoke alarm

Ground Floor WC

With low flush WC, wash hand basin with tiled splash back, tiled floor, radiator, ceiling light point, extractor and double glazed window to the front aspect,

Living Room

With fitted carpet, 2 radiators, ceiling light point, double glazed window to the front aspect and a door leading to the kitchen / dining room.

Kitchen / Dining Room

The kitchen is fitted with matching wall and base units, ample work surface space, 1 and 1/2 bowl stainless steel sink and drainer unit, integrated electric oven with 4 ring electric hob and extractor above, space for freestanding fridge / freezer, undercounter space for a washing machine, tiled floor, tiled splashbacks, double glazed window to the rear garden, opening into the dining area.

The dining area has wood effect flooring, 2 radiators, ceiling light point, double glazed French doors to rear garden, under stairs storage cupboard.

1st Floor Landing

With fitted carpet, loft hatch, ceiling light point, smoke alarm, cupboard housing the boiler, airing cupboard with fitted wooden shelving and radiator.

Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, built in double wardrobe with hanging rail and fitted shelf above and door leading to the ensuite shower room.

En-suite Shower Room

With fitted shower cubicle, tiled surround, mains fitment shower head and bi-folding screen, pedestal wash hand basin, low flush WC, part tiled surround, heated towel rail, double glazed window, tiled floor, extractor and ceiling light point.

Bedroom 2

With fitted carpet, radiator and double glazed window to the rear aspect.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect.

Bathroom

With a 3 piece white suite comprising a panelled bath with mains fitment shower head over and tiled surround, low flush WC, wash hand basin with storage under and tiled splash back, heated towel rail, wood effect flooring, double glazed window to the rear aspect and recessed spotlights.

Outside

To the front a paved path provides access to the front door and a paved pathway leads to the side of the property. There are 5 raised vegetable beds, a small area of lawn and an area of stones for easy low maintenance.

To the rear of the property French doors lead from the kitchen dining room onto a paved patio area with paved path leading to a further patio area with a small area of lawn with raised softwood planters, a good sized wooden shed with electric and light. The rear garden is enclosed by fencing and brick walling, a side access gate provides access to the front and also round to the driveway parking which allows off road parking for 2 vehicles. There is a useful outside tap.

Services

All services are mains - electric, water and drainage with air source heating.

Agents Note

There is a rainwater harvest tank which supplies water to the outside tap and to the toilets.

Outgoings

Council tax band C - £2,071 payable 2024/2025

Water and drainage - rates are payable.

Directions

Proceed east out of Hereford towards Worcester on the A4103 taking the left hand turning for Withington, continue into the village heading past the village hall and the property is located further on on the left hand side as indicated by the agents sale board.

Viewings

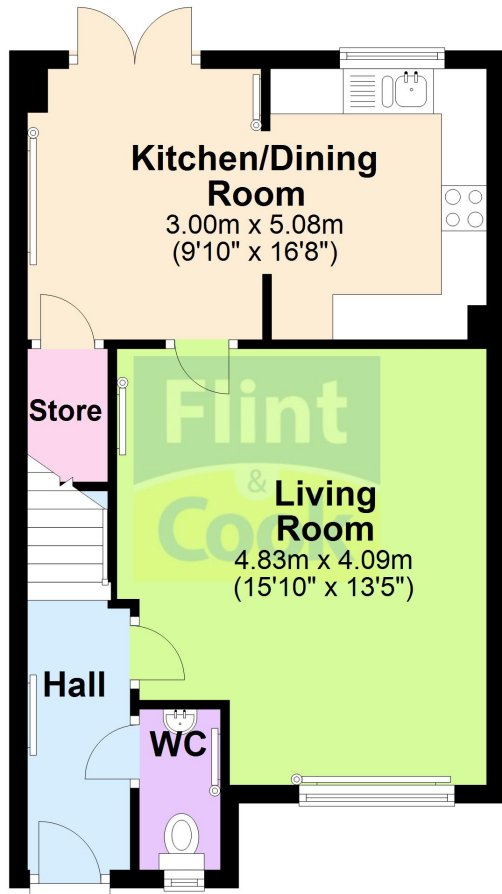
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

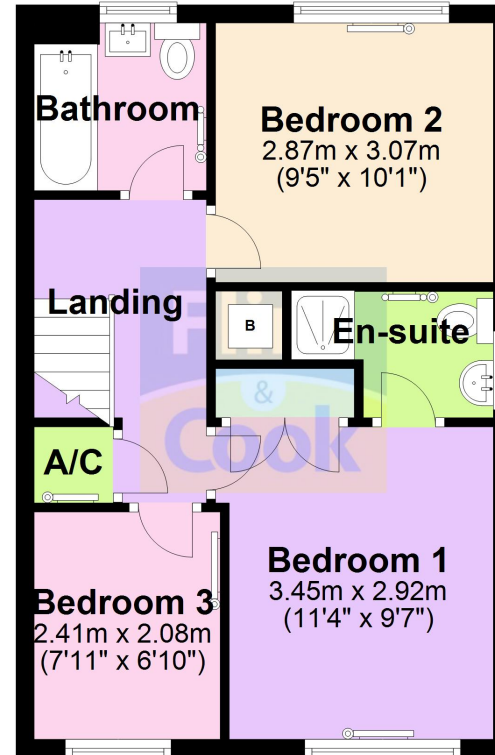
Ground Floor

Approx. 42.3 sq. metres (454.8 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 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	
(81-91)	B	85
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		