

FOR
SALE



The Pritchel, Cross Keys, Hereford HR1 3NW

£280,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular rural location, a charming 1 bedroom detached cottage style bungalow offering ideal retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of gas central heating, off road parking, a good sized rear garden, a wealth of character and charm and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Charming 1 bedroom cottage style bungalow*
- *Good sized rear garden*
- *Ample off-road parking*
- *Ideal for retirement*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance Hall

With double radiator with display shelf over, exposed brick work, panelled ceiling, tiled floor and glazed panelled doors to the bedroom, garden room and door to the

Kitchen

With double drainer sink unit and mixer tap over, range of base and wall cupboards with work surfaces over, eye level glass display cabinets, wall mounted gas central heating boiler, tiled floor, double glazed windows, space and plumbing for washing machine, space for upright fridge/freezer, a range of spot lighting, built in single oven with gas hob and cooker hood over, high level storage boxes, partially panelled walls and double width open plan access to the

Living Room

An impressive light and airy room with fitted carpet, 2 double radiators, part panelled walling, Velux sky light, exposed timbers, double glazed windows to the front and side with roller blinds, feature fireplace with tiled hearth and stove, access hatch to loft storage space, store cupboard with recessed shelving above.

Bedroom

With fitted carpet, radiator, partial panelled walling, space for wardrobe and double glazed window.

Garden Room/Conservatory

With fitted carpet, double radiator, partial panelled walling, double glazed windows and doors to the rear garden, power and light points.

Bathroom

With suite comprising panelled bath with shower unit, glazed screen and handgrip over, wash hand basin, low flush WC, radiator, double glazed window.

Outside

To the front of the property a 5 bar gate opens on to the driveway providing ample parking, all well enclosed by hedging for privacy and planted with a variety of flowers and shrubs.

To the immediate rear of the property there is a patio providing the perfect entertaining space with a brick pathway leading onto what is one of the main features of the property - a good sized cottage style garden which is laid to lawn and planted with a range of well established flowers and shrubs and all well enclosed by high hedging.

There is a summerhouse with power and light and side window, a brick built store shed and a further corner store shed, timber log store and outside lighting.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band C - £2,145.47 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford along Commercial Road and then crossing over Aylestone Hill, at the roundabout take the 3rd exit signposted to Worcester, then take the first turning left towards Bromyard. At the Cross Keys pub turn right and the Pritchel is on the right hand side after approximately 400 yards.

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.



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