

FOR
SALE



25 Syers Croft, Clehonger, Hereford HR2 9SU

£269,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a well presented three bedroom semi detached house offering ideal first time buyer/ small family accommodation. The property comprises three of three double bedrooms, a spacious living/dining space, kitchen/breakfast room with downstairs W/C, a private rear garden, driveway, garage and has the added benefit of solar panels. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Three bedroom semi detached house*
- *Popular village location*
- *Ideal first time buyer/family home*
- *Driveway, garage & garden*
- *Gas central heating, double glazing & solar panels*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With upvc entrance door into

Entrance hall

With matwell, tiled floor, double glazed window to the front aspect, space for coats and shoes and door leading into

Spacious living/dining room

With bamboo flooring, feature wood burning stove, tiled hearth and wooden mantle over, wooden stairs leading up with useful storage cupboard housing the fuse box and solar panel inverter, dual aspect double glazed windows to the front and rear, two radiators, two ceiling light points and door into

Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, stainless steel sink and double drainer, 4 ring electric hob, electric oven, under counter space for washing machine, dishwasher/tumble dryer, integrated under counter fridge, cupboard housing the wall mounted gas central heating boiler, useful pantry cupboard, ceiling light point, recess spotlights, tiled floor, ample space for a table in the breakfast area with radiators recess spotlights, tiled floor and double glazed window and door into the rear garden.

Downstairs W/C

With low flush w/c, wash hand basin, double glazed window to the rear.

First floor

With wooden stairs leading up, double glazed window with fitted blind, ceiling light point and door leading onto

Landing

With fitted carpet, radiator, useful storage cupboard, loft hatch with pull down ladder (part boarded), ceiling light point and doors to

Bedroom 1

With fitted carpet, ceiling light point, radiator, an array of built in wardrobes and double glazed window overlooking the rear garden.

Bedroom 2

With bamboo flooring, radiator, ceiling light point, double glazed window with fitted blind to the front aspect, doors to eaves storage and air con unit.

Bedroom 3

With vinyl flooring, radiator, ceiling light point, double glazed window with fitted blind to the front aspect, useful built in storage cupboard and door to eaves storage.

Bathroom

With panelled bath, pedestal wash hand basin, fitted shower cubicle with folding door, mains fitment shower head over and panelled surround, useful storage cupboard, double glazed window, heated towel rail and tiled floor and surround.

Toilet

With low flush w/c, tiled floor and part tiled surround, ceiling light point, and double glazed window to the rear.

Outside

To the front a double width driveway providing off road parking, a stoned border with ornamental shrubs and plants, a side access gate and personal door and bi-folding leading into the integral garage with light and power.

To the rear a paved patio area perfect for entertaining, with paved pathway leading to the side access gate and to the rear of the garden to the wood store. There is an area of lawn with bordered by ornamental plants and shrubbery, a cherry and apple tree, a further stoned area, a real feature of the garden is the pond. There are two vegetable beds with useful outside wooden storage shed. The rear garden is enclosed by stone walling and fencing. Useful outside sockets.

Agents note

To the front aspect there are 14 solar panels. For further information please speak to the agent.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, follow the signs to Clehonger and proceed through the village turning left for Kingstone and after approximately 250 yards turn left onto Poplar Road. After approximately 600 yards, turn right into Syers Croft.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

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

Outgoings

Council Tax Band C

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.

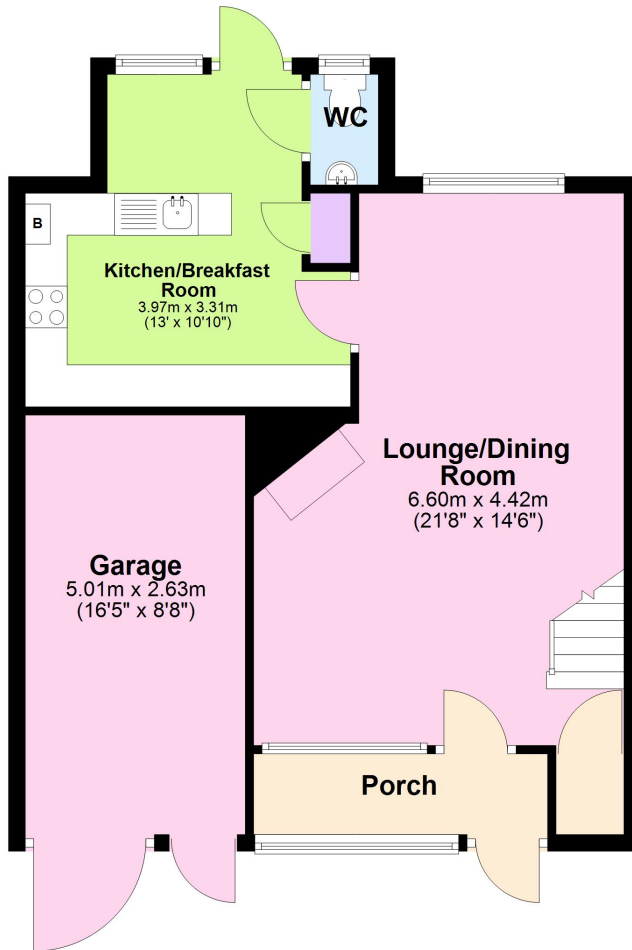
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

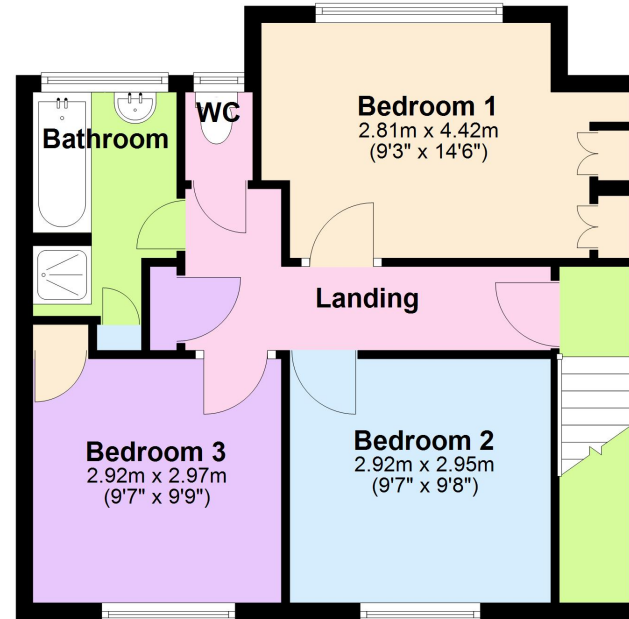
Ground Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



Total area: approx. 104.6 sq. metres (1125.5 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		