

FOR
SALE



1 Manor Fields, Burghill, Hereford HR4 7RR

£199,950 - Freehold

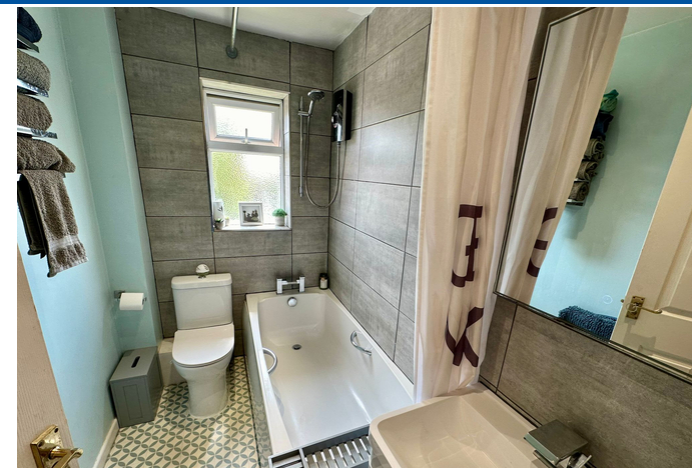
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular village location, a well maintained 2 bed end terraced house, offering ideal first time buyer accommodation. The property has the added benefit of gas central heating and double glazing, modern kitchen and bathroom, private rear garden and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular Village Location*
- *Well maintained 2 bed end terraced house*
- *Modern kitchen and bathroom*
- *Gas central heating and double glazing*
- *Private rear garden*
- *Ideal for first time buyers*



ROOM DESCRIPTIONS

Canopy Porch

with entrance door to the

Entrance Hall

with tiled floor, radiator and open plan access to the

Fitted Kitchen

with a modern range of wall and base cupboards. 1 1/2 bowl sink unit, ample work surfaces with splashbacks, tiled floor, double glazed window to the front with blind, recess spotlighting, recycling bins, built in oven and 4-ring hob with hood over, space for fridge freezer and washing machine.

Lounge

with laminate flooring, feature fireplace. dado rail, stairs to the first floor, radiator, wall and centre lights and double glazed doors to the

Conservatory

of UPVC construction with laminate flooring, opening window vents, glass ceiling and double doors to the rear patio and garden.

First Floor

Landing with fitted carpet, hatch to loft space and door to

Bedroom 1

Fitted carpet, double glazed window to the rear enjoying a pleasant outlook, radiator and built in wardrobe.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front and built in wardrobe.

Bathroom

Suite comprising panelled bath with shower over, low flush cistern, vanity wash hand basin with storage below and mirror over, vinyl flooring, double glazed window and radiator.

Outside

To the front and side there is a garden laid to lawn, path leading to the front door and an allocated parking space. To the rear there is a garden laid to lawn, paved patio area and all enclosed by walling and fencing for privacy. There is also a useful timber garden shed and rear access gate.

Outgoings

Council tax band B - payable 2024/25 £1772.40

Water and drainage - metered supply.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Money laundering regulations

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

Viewings

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

Directions

Proceed west out of Hereford City along Whitecross Road taking the 3rd exit at the Monument roundabout onto Three Elms Road. At the traffic lights turn left and then take the 1st turning right signposted to Burghill. Turn left just before reaching Burghill Valley Golf Club and after approximately 400 yards Manor Fields is on the left hand side.

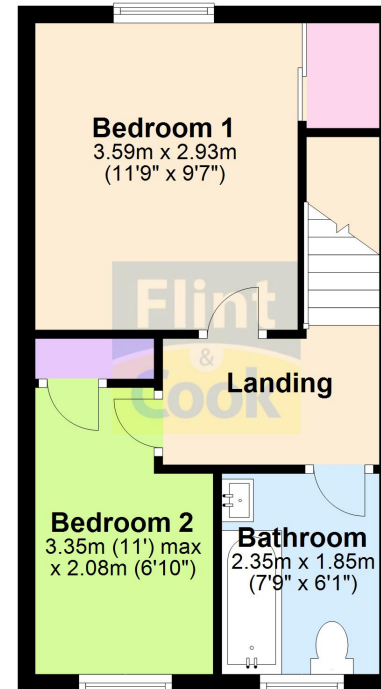
Ground Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 69.7 sq. metres (749.9 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	67	86
England, Scotland & Wales		
EU Directive 2002/91/EC		