

FOR
SALE



14 Fytche Way, Hereford HR4 7FH

£79,500 - Leasehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 30% shared ownership two bedroom semi detached house ideal for first time buyers. The property has the added benefit of gas central heating, double glazing, two double bedrooms, downstairs W/C, driveway parking, good sized rear garden and is also being sold with no onward chain. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *Ideal FTB home*
- *Two double bedrooms*
- *30% shared ownership*
- *Driveway parking & a good sized garden*
- *No onward chain!*



ROOM DESCRIPTIONS

Ground floor

Canopy entrance porch with door leading into

Entrance hall

With vinyl flooring, radiator, smoke alarm, ceiling light point, carpeted stairs leading up and opening into the

Living room

With fitted carpet, radiator, double glazed window to the front aspect, useful under stair storage cupboard, gas central heating controls, contemporary panelling, ceiling light point and door into

Inner hall

With vinyl flooring, ceiling light point, radiator, opening into the kitchen/dining room and door into

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, double glazed window and vinyl flooring.

Kitchen/dining room

A modern fitted kitchen with matching wall and base united ample work surface space, 1 1/2 bowl sink and drainer unit, 4 ring gas hob and electric oven with extractor over, space for freestanding fridge/freezer, under counter space for washing machine, cupboard housing the gas central heating boiler, ample space for a dining table, useful storage cupboard, double glazed french doors and window out to the rear garden, vinyl flooring and two ceiling light points.

First floor landing

Fitted carpet, radiator, ceiling light point, storage cupboard with hanging rail and fitted shelf, loft hatch and doors to

Bedroom 1

With fitted carpet, radiator, two double glazed windows to the front aspect with fantastic countryside views, double built in wardrobe, large storage cupboard and ceiling light point.

Bedroom 2

With fitted carpet, ceiling light point, radiator and two double glazed windows to the rear aspect.

Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, heated towel rail, double glazed window and vinyl flooring.

Outside

To the rear a low maintenance rear garden with a small paved patio area with the remainder of the garden laid to lawn and enclosed by fencing with side access gate and useful outside tap. To the front a small lawned area with shrub border with paved pathway leading to the front door. To the side a tandem length double driveway providing off road parking.

Directions

Proceed east out of Hereford along Whitecross Road, at the monument roundabout take the 3rd exit onto Three Elms Road, continue along Three Elms Road reaching the crossroads and turn left onto Roman Road, proceed past the turning for Burghill/Tillington and then take the next left hand turning into Fytche Way and the property is situated on the left hand side.

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.

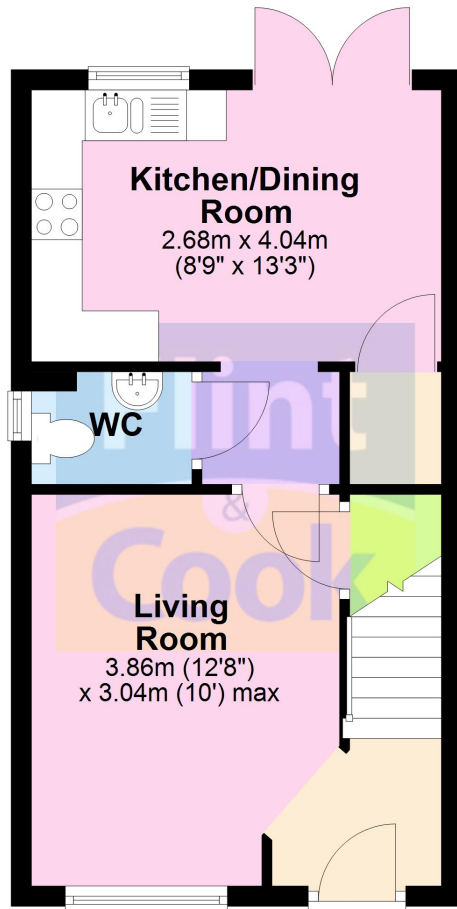
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

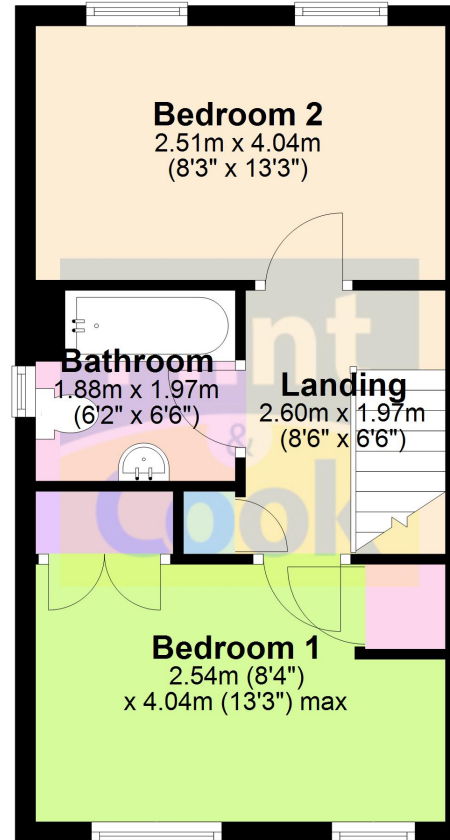
Ground Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	84	
(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		