

FOR
SALE



30 Springfield Road, Withington, Hereford HR1 3RU

£335,000 - Freehold

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

PROPERTY SUMMARY

This excellent modern, detached house is pleasantly located on a slip road, serving just 3 properties on an exclusive development within the village of Withington, about 4 1/2 miles north east of the city of Hereford.

Within Withington there is a shop, post office, village hall, playing field, church, primary school and public house (The Cross Keys).

The property was constructed in the late 1990s and has double glazing, gas central heating, a refitted kitchen and bathroom, an integral garage, lovely rear garden and is ideal for family purposes or for retirement.

POINTS OF INTEREST

- *Immaculate detached house*
- *Popular village location*
- *3 bedrooms, kitchen & bathroom*
- *Integral garage & driveway parking*
- *Lovely garden*
- *Viewing essential*



ROOM DESCRIPTIONS

Canopy Porch

With door through to the

Entrance Hall

With oak flooring, radiator, staircase leading u and door into

Lounge

With oak flooring, radiator, window to the front, coal effect electric fire, understairs storage cupboard, archway through to the

Dining Room

With a hardwood floor, radiator and double doors out to the rear garden.

Kitchen

Fitted with a range of Shaker style base and wall mounted units with granite work surfaces and splash backs, there is an integrated 1 1/2 bowl sink unit, electric oven, 4 ring gas hob with extractor hood, built in dishwasher, space for fridge/freezer, built-in washing machine, tiled floor, downlighters, radiator, 2 windows and a door to the rear garden.

First Floor Landing

With access hatch to the roof space, airing cupboard with shelving.

Bedroom 1

With a radiator, window to the front, 2 built in storage cupboards

En-suite Shower Room

Refitted with a tiled shower cubicle and glass screen, mains overhead and hand-held fittings, wash hand basin with cupboards under, WC, tiled floor, ladder style radiator, shaver point, wall mounted mirror, extractor fan and window to front.

Bedroom 2

With radiator, window to front.

Bedroom 3

With radiator, window to rear.

Bathroom

Has been refitted with a white suite comprising bath with mixer tap, mains shower, tiled surround and glass screen, wash hand basin, WC, shaver point, ladder style radiator and window to the rear.

Outside

To the front of the property there is an open plan lawned garden with ornamental shrubs, a driveway with parking for at least 2 vehicles.

Integral Garage

With up and over door, light and power, wall mounted gas fired central heating boiler.

There is side access to the lovely rear garden which is enclosed by hedging and fencing for both privacy and security and which is attractively landscaped with a brick paved patio and lawn, an extensive range of ornamental shrubs, trees and flowers.

There is a storage area to the side with an outside light.

Services

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

Outgoings

Council tax band D - £2,413.66 payable for 2025/2026

Water and drainage rates are payable.

Directions

From Hereford proceed towards Worcester on the A4103, continue past Radway Bridge garden centre and then turn left for Withington (Withies Road), take the first turning right into Springfield Road, continue past the post office and follow the road around and towards the bottom of the cul-de-sac turn right into a private road and the property is located on the left hand side.

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

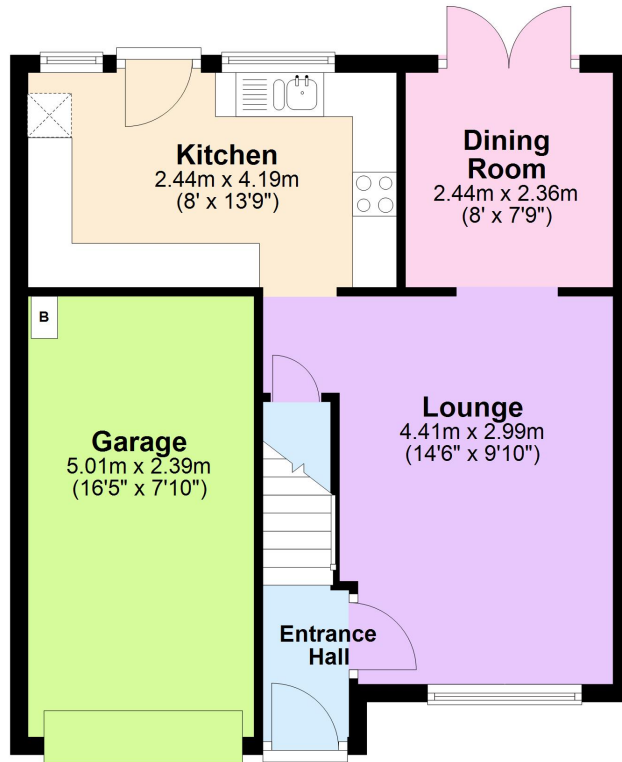
Money Laundering Regulations

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



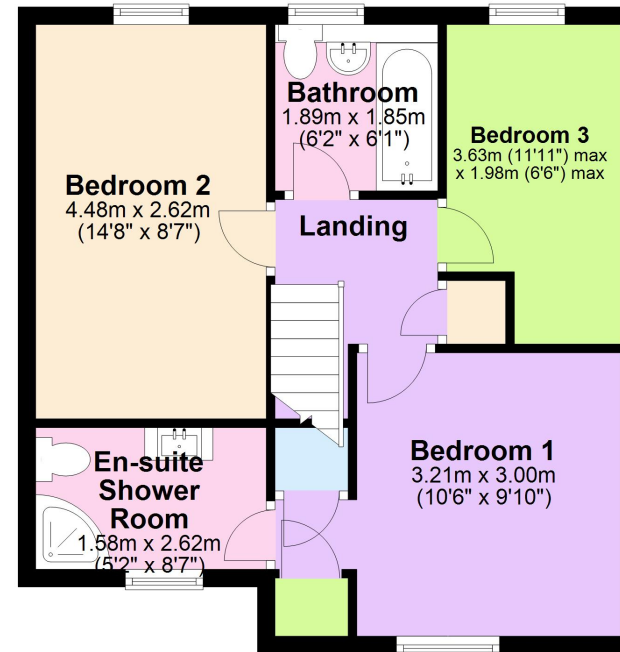
Ground Floor

Approx. 48.4 sq. metres (521.1 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)

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