

FOR
SALE



22 Withybrook Close, Hereford HR2 6RD

£249,950 - Freehold

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PROPERTY SUMMARY

Situated in a popular residential location, a 3-bedroom link-detached property which is well presented throughout, offering ideal first-time buyer/small family accommodation.

POINTS OF INTEREST

- *Link-detached house*
- *Popular residential location*
- *3 bedrooms*
- *Driveway parking and garage*
- *Gas central heating, double-glazing*
- *Ideal first time buyer/small family accommodation*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy porch

Door to

Entrance hall

Matwell, radiator, carpet, smoke alarm, coat storage, carpeted stairs leading up, door to

Living room

Carpet, radiator, window to front, door to

Dining room

Carpet, radiator, useful understairs store cupboard, window and door to rear garden, archway leading into the

Kitchen

Fitted wall and base units, worksurfaces, sink and drainer unit, 4-ring gas hob, electric oven, space for washing machine and dishwasher, space for free-standing fridge/freezer, gas central heating boiler, fuseboard, vinyl flooring, window to rear, extractor.

First floor Landing

Carpet, loft hatch, window to side, airing cupboard with hot water cylinder and fitted shelving, doors to

Bedroom 1

Carpet, radiator, window to front.

Bedroom 2

Carpet, window to rear, radiator.

Bedroom 3

Window to front, carpet, radiator.

Bathroom

Suite comprising panelled bath with mains shower fitment over, wash hand basin and WC, heated towel rail, privacy window to rear, vinyl flooring, extractor.

Outside

To the front there is a paved driveway with parking for two vehicles, a small area of lawn with lavender border and single hawthorn tree and access to the up-and-over garage door. The garage has been converted and is currently used as a home office, but could easily be returned to a garage.

A side access gate leads to the rear garden.

To the rear there is a paved patio area perfect for entertaining with rear door access to the garage/home office with loft hatch, electric heater, utility cupboard with space for tumble drier, multiple electric points and light.

The remainder of the garden is laid to lawn with a wooden fencing around creating a secure area, with an array of plants and shrubbery. There is also a gravelled area with a single tree and useful wooden shed 12' x 4' .

Services

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

Outgoings

Council tax band C payable 2023/24 £1931.78.

Water and drainage - metered supply.

Money laundering regulations

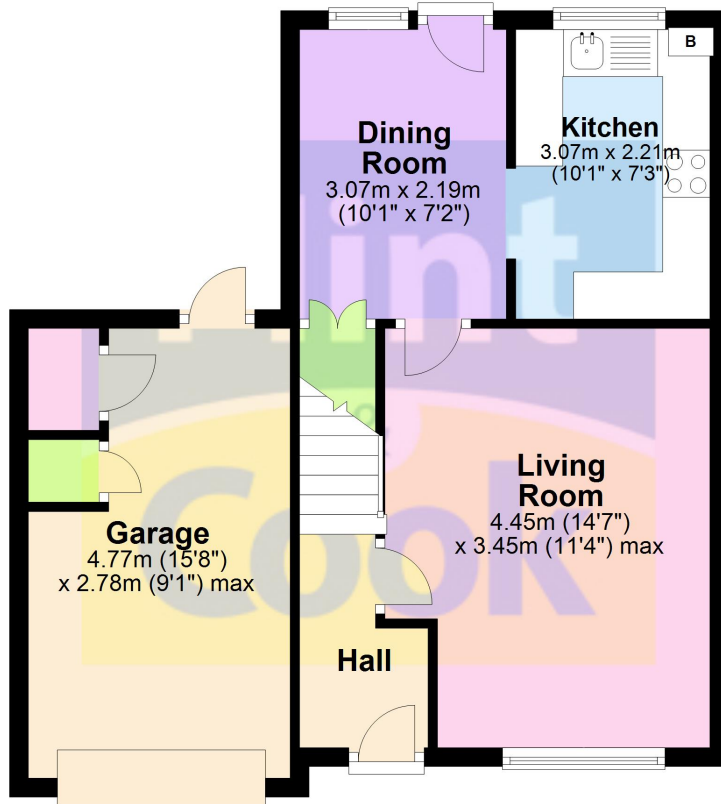
Potential purchasers will be asked to provide identification and proof of funding documents at the time of making an offer.

Directions

What3words //moons.thus.basic

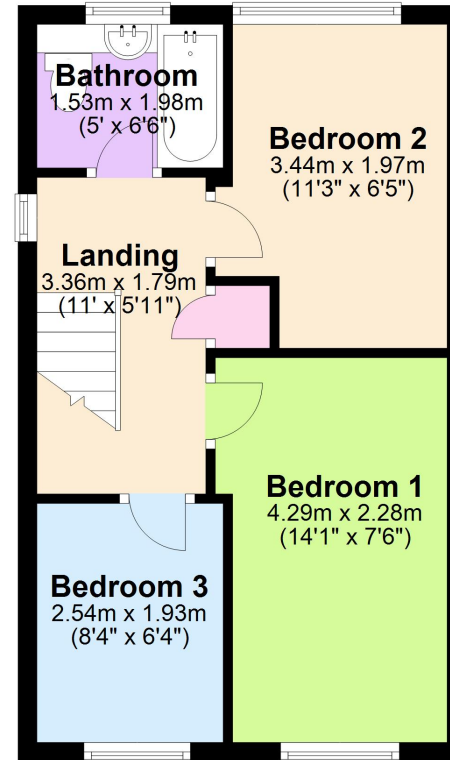
Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.1 sq. feet)



Total area: approx. 81.4 sq. metres (876.1 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		87
(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			72