

FOR
SALE



Plot 3 Eign Hill Gardens, Hereford HR1 1UA

£315,000 - Freehold

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

PROPERTY SUMMARY

Forming part of this exclusive new development in this highly sought-after residential location, an impressive traditionally constructed 3 bedroom terraced house offering ideal family/retirement accommodation. The property benefits from high levels of insulation and has the added benefit of generously sized living accommodation, private south-facing garden, off-road parking and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services.

POINTS OF INTEREST

- *Newly constructed 3 bedroom end terraced house*
- *Lounge & luxury kitchen/diner*
- *Exclusive residential development*
- *Sought-after location*
- *NHBC Warranty*
- *Ideal for family or retirement*
- *Available for immediate occupation*



ROOM DESCRIPTIONS

Reception Hall

Radiator, stairs to the first floor landing and door to the

Downstairs Cloakroom

With low flush WC, corner wash hand-basin.

Lounge

A light and airy room with radiator and window to the front aspect.

Kitchen/Dining Room

Dining Area with radiator, access door to the rear garden. Kitchen Area is comprehensively fitted with a range of wall and base units, ample worksurfaces with splashbacks, sink unit with mixer tap over, built-in oven and 4-ring hob with splashback and cookerhood over, window overlooking the rear garden, built-in dishwasher and fridge/freezer.

Stairs from the Reception Hall lead to the

First floor landing

Radiator and access hatch to loft space and door to

Bedroom 1

Window to the rear, radiator, space for wardrobes.

Bedroom 2

Window to the front, radiator, space for wardrobes.

Bedroom 3

Window to the rear, radiator.

Shower Room

Suite comprising shower cubicle, low flush WC, wash hand-basin, radiator and window to front.

Outside

To the rear of the property there is a lawned garden enclosed by fencing to maintain privacy and, with the garden facing south, it offers an ideal suntrap. Also to the rear there are allocated off-road parking facilities and an Electric Vehicle charging point (7 kw).

Services

Mains electricity, gas, water (metered supply) and drainage will be connected. Gas-fired central heating.

Outgoings

Council tax band - to be assessed.

Water and drainage - metered supply.

Money laundering regulations

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

Reservation Fee

There will be a Reservation Fee of £5000 payable to Broadheath Construction Ltd.

Viewing

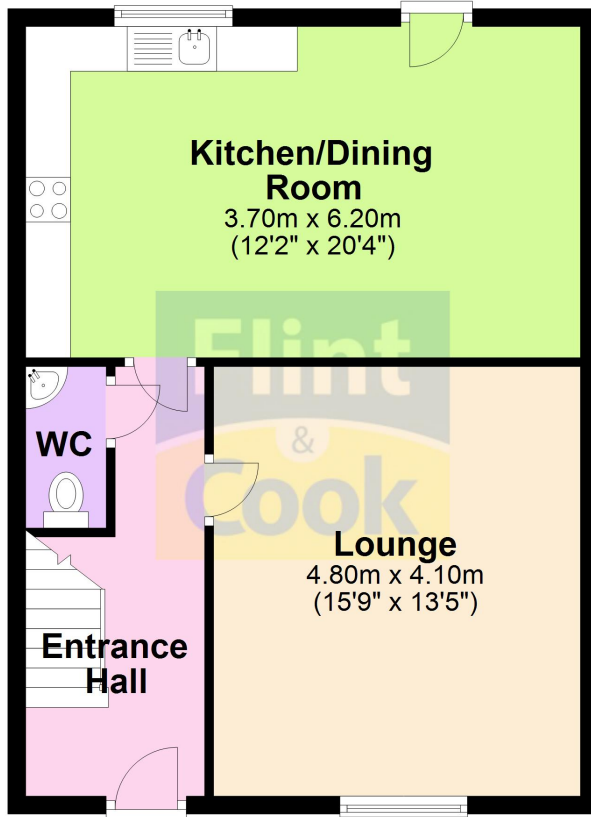
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - belts.lakes.farm

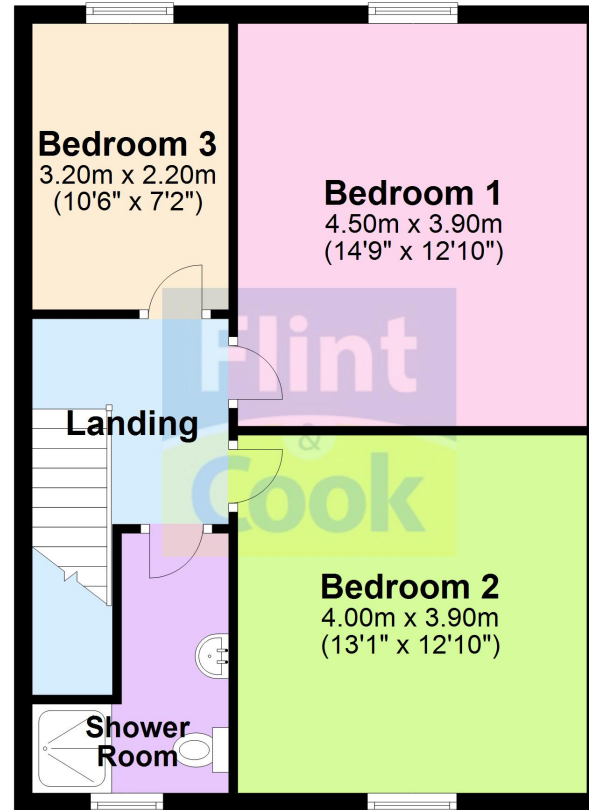
Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Total area: approx. 106.6 sq. metres (1147.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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