

FOR  
SALE



The Coach House, 3 Parish Mews Off Eign Road, Hereford HR1 2RF

£299,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Individually designed detached house in private location with 2 double bedrooms, covered balcony, garden room, private parking, enclosed landscaped garden. NO ONWARD CHAIN!!

## POINTS OF INTEREST

- *Individually designed detached house*
- *Lovely private location*
- *2 double bedrooms*
- *Covered balcony*
- *Private parking*
- *Garden - No onward chain!*



## ROOM DESCRIPTIONS

### **Door leads to the**

### **Entrance Porch**

With further door to the

### **Entrance Hall**

Alarm control panel, radiator, central heating thermostat, laminate flooring, smoke alarm.

### **Downstairs Cloakroom**

With WC, sink with cupboard under, radiator, extractor fan.

### **Kitchen/Breakfast Room**

Fitted with a range of ash-style base and wall mounted units with worksurfaces and tiled splashbacks, built-in electric double oven, hob and extractor hood, built-in fridge/freezer, built-in washing machine, kickboard heater, gas central heating boiler, window to front.

### **Living Room**

Radiator, laminate flooring, windows to side and wide arch to the

### **Garden Room**

Radiator, glazed ceiling and double doors to rear garden.

### **Staircase leads from the Entrance Hall to the**

### **Landing**

Radiator, smoke alarm, glazed block window.

### **Bedroom 1**

Fitted wardrobes, radiator, double doors to the COVERED BALCONY.

### **Bedroom 2**

Built-in wardrobes, radiator, window to front.

### **Shower Room**

With large shower cubicle with mains shower fitment, wash hand-basin and WC, tiled floor, ladder style towel radiator, 2 windows and extractor fan.

### **Outside**

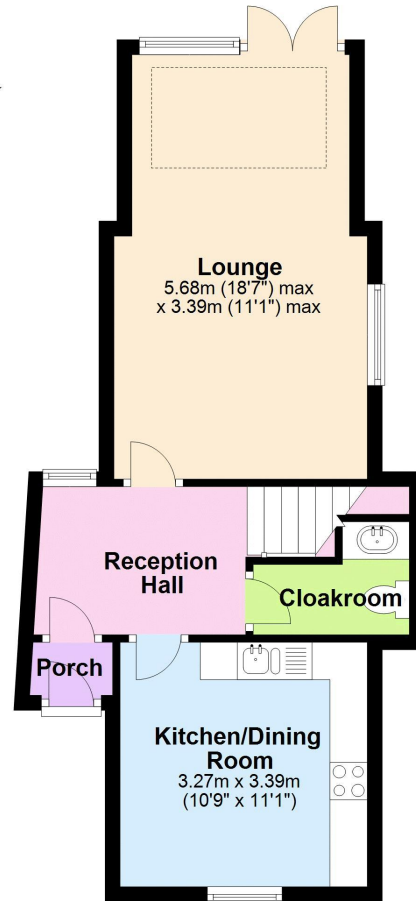
The property is approached via a private brick-paved driveway which serves just 3 properties and there is a designated parking area. A side access then leads to the secure rear garden with an excellent level of privacy being enclosed by ColourFencing designed for ease of maintenance and gravelled with 2 paved areas and a pathway to the garden shed with a raised flowerbed. Outside light.

### **Agent's Note**

There is a Service Charge of £25.00 per month for the maintenance of the common areas (driveway, fencing, drainage pump).

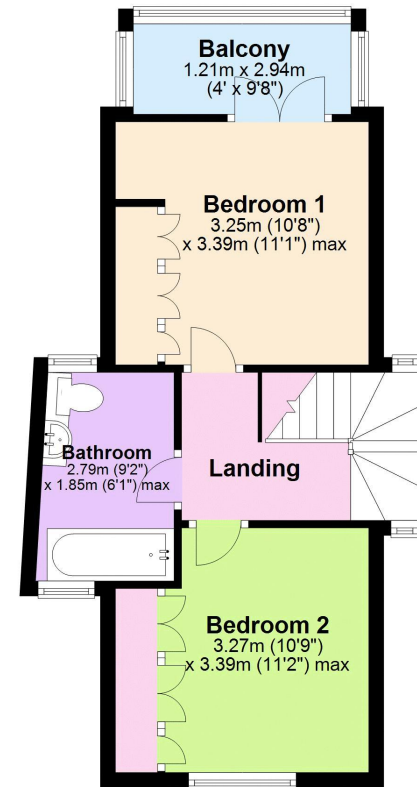
### Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



### First Floor

Approx. 33.5 sq. metres (361.1 sq. feet)



Total area: approx. 74.5 sq. metres (801.5 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### 3 Parish Mews, Eign Road, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	70	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			