

FOR  
SALE



2 St Margarets Close, Wellington, Hereford HR4 8BF

£425,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location a 4 / 5 bedroom detached home offering ideal family accommodation and being sold with the added benefit of no onward chain. The property benefits from spacious and flexible living accommodation, single garage, garden to the rear, driveway parking and requires a degree of modernisation.

We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular Village Location*
- *No onward chain*
- *4 / 5 Bedrooms & 3 Bathrooms*
- *Detached House*
- *Ideal family home*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance Hall

With laminate flooring, a mat well, carpeted stair leading up to the first floor with useful under stair storage cupboard, radiator, double glazed window to the front aspect, fusebox, smoke alarm, and ceiling light point.

### Living Room

With fitted carpet, radiator, double glazed bay window to the front, recessed spotlights, double glazed window to the side aspect, coving, three wall lights, coal effect gas fire with feature surround.

### Dining Room

With fitted carpet, radiator, ceiling light point, coving, double glazed sliding doors into the conservatory.

### Conservatory

With tiled floor, double glazed windows, double glazed French doors to the rear garden, power point and television aerial socket.

### Kitchen

Fitted with matching wall and base units, ample work surface space, 1 and 1/2 bowl sink and drainer unit, free standing electric cooker, 4 ring gas hob with extractor over, integrated dishwasher, integrated under counter fridge with small freezer compartment, radiator, tiled floor, double glazed window to the rear.

Breakfast area with tiled floor, radiator, ceiling light point, loft access hatch, double glazed window and door out to the rear garden.

### Utility Area

With matching wall and base units, ample work surface space, under counter space for a washing machine and tumble dryer, central heating thermostat, wall mounted central heating boiler

### Bedroom 5 / Reception Room

With fitted carpet, double glazed window to the front aspect, radiator, ceiling light point and door into the Wet Room with electric shower, low flush WC, wash hand basin, heated towel rail, tiled floor and surround, tunnel light and extractor.

### First Floor Landing

With fitted carpet, radiator, loft access hatch and ceiling light point.

### Bedroom 1

With fitted carpet, radiator, double glazed window to the front, built in cupboard with hanging rail and shelf and a double built in wardrobe with bi-fold doors, hanging rail and fitted shelf.

Ensuite shower room - with fitted shower cubicle, mains fitted shower head over, tiled surround, bifolding screen, wash hand basin with tiled splash back, low flush WC, radiator, double glazed window and carpet.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear aspect and double built in wardrobe with bifolding doors.

### Bedroom 3

With fitted carpet, radiator double glazed window to the front aspect, built in storage cupboard over the stairs with the hot water tank and wooden shelving.

### Bedroom 4

With fitted carpet, radiator, double glazed window to the rear and ceiling light point.

### Bathroom

With a three piece suite comprising a panelled bath and hand held shower attachment over with tiled surround, pedestal wash hand basin, low flush WC, radiator, double glazed window, fitted carpet, ceiling light point, extractor.

### Outside

To the front, the property is approached via a driveway providing off road parking for two vehicles with an area of lawn with an array of plants and shrubbery. There is a pathway leading round to a side access gate and also access to the up and over garage door.

To the rear is a small paved patio area leading onto a further large lawned area with a selection of plants and shrubbery all enclosed by hedging and fencing. There is an outside wooden storage shed and a personnel door to the rear of the garage.

The Garage - has light and power.

### Services

All services are mains with gas central heating.

### Outgoings

Council tax band E - £2,821.31 payable 2024/2025

Water and drainage rates are payable.

### Viewings

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

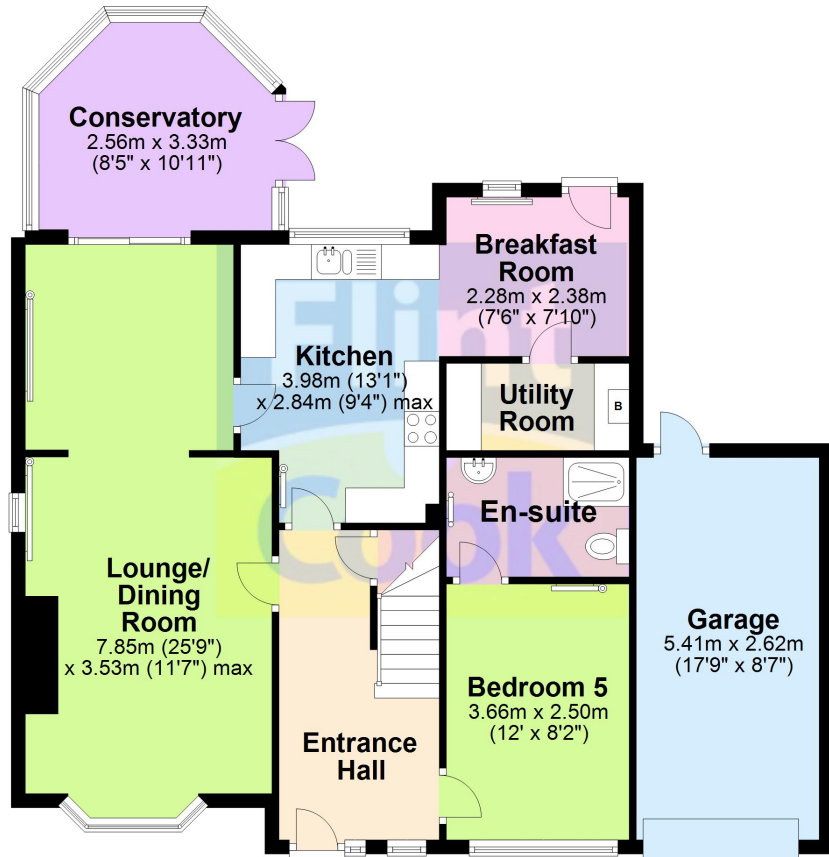
### Directions

Proceed north out of Hereford along A49 towards Leominster, take the left hand turning into the village of Wellington and continue past the primary school and playing fields then take the left turn into Auberrow Road, then turn right into St Margarets Close and the property is situated in the right hand corner.

### Money Laundering Regulations

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

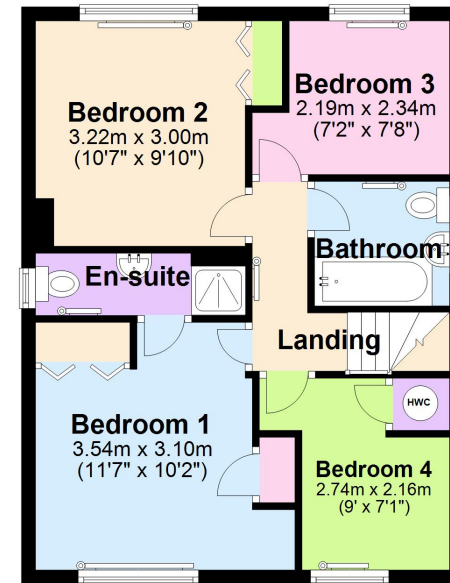
**Ground Floor**  
Main area: approx. 82.6 sq. metres (888.6 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.3 sq. feet)



Main area: Approx. 129.1 sq. metres (1390.0 sq. feet)  
Plus garages, approx. 14.2 sq. metres (152.3 sq. feet)

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

**First Floor**  
Approx. 46.6 sq. metres (501.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	83
		EU Directive 2002/91/EC	