



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band - TBC- new build

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

plot 4 Eign Hill Gardens  
Hereford HR1 1UA

**£315,000**



**DIRECTIONS**

From Hereford City proceed east onto A438 St Owen's Street, then onto Ledbury Road, at the roundabout take the 3rd exit onto Hafod Road, after 0.4 miles turn left onto Old Eign Hill, and site can be found on the right hand side as indicated by Stooke, Hill and Walshe For Sale Board. For those who use 'What3words'///belts.lakes.farm



MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



• Newly constructed 3 bedroom end terrace property • NHBC warranty • exclusive residential area comprising of just 9 properties

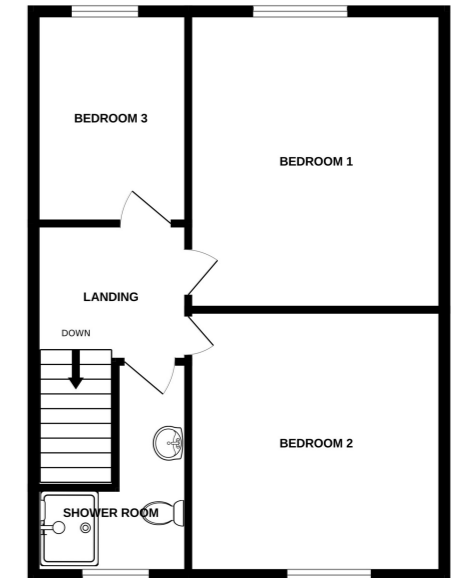
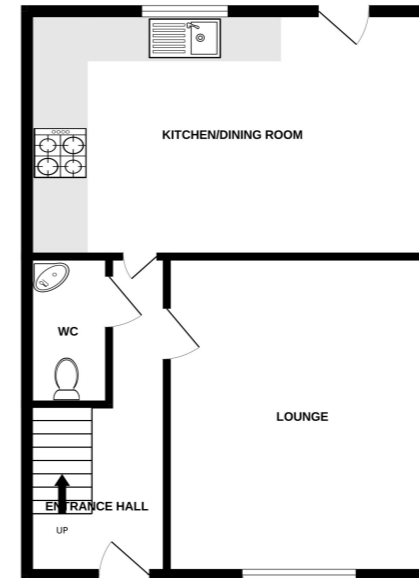
**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 sq.m.) approx.  
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## OVERVIEW

This small development of just 9 properties comprising 3 and 4 bedroom houses, in a very sought after area has been recently constructed to a high specification by a Worcestershire based, second generation, house building company 'Broadheath Construction'. Traditionally built with brick and block giving a high degree of thermal efficiency making the thermal mass much greater than timber frame, so not only reducing noise transmittance but allowing these properties to be much cooler in the summer months. Plot Four; A newly constructed 3 bedroom end terraced house, with the total area being approximately 1147.9 sq. ft. and having downstairs cloakroom, lounge, kitchen/dining room, first floor family shower room, 3 bedrooms, garden, 2 off road parking and an EV charger. Available for immediate occupation. Amenities close by to include a choice of schools, church, public house, shops, riverside walks, and is in close proximity to the City itself.

In more detail the property comprises:

Composite front door leads to:

### Entrance Hall

With uPVC double glazed window with multi point secure by design locks.  
Door to:

### Downstairs Cloakroom

With wash hand basin, radiator, low flush WC and uPVC double glazed window with multi point secure by design locks.

### Lounge

4.10m x 4.80m (13' 5" x 15' 9")  
With 2 radiators, and uPVC double glazed window with multi point secure by design locks to the front aspect.

### Kitchen/Dining Room

6.20m x 3.70m (20' 4" x 12' 2")  
Comprehensively fitted with a range of wall and base units from the Crown Imperial 'Lifestyle' range in Fawn, with rust coloured compact laminated worktops in concrete, with splash backs. Undermount stainless steel bowl sink unit with mixer tap over, built-in Hotpoint single oven, hob, extractor, space for fridge, full size dishwasher, space and plumbing for washing machine, radiator, uPVC double glazed window with multi point secure by design locks overlooking the rear garden.

Stairs from the reception hall lead to:

## FIRST FLOOR

### Landing

With radiator, airing cupboard and access hatch to the loft space.  
Door to:

### Bedroom 1

3.90m x 4.50m (12' 10" x 14' 9")  
With radiator, space for wardrobes and uPVC double glazed window with multi point secure by design locks overlooking the rear.

### Bedroom 2

3.90m x 4.0m (12' 10" x 13' 1")  
With radiator, space for wardrobes and uPVC double

glazed window with multi point secure by design locks overlooking the front.

### Bedroom 3

2.20m x 3.20m (7' 3" x 10' 6")  
With radiator, and uPVC double glazed window with multi point secure by design locks overlooking the rear.

### Family Shower Room

With white suite, comprising shower cubicle, low flush WC, wash hand basin, radiator, uPVC double glazed window with multi point secure by design locks overlooking the front.

## OUTSIDE

The property is approached at the front aspect, via a personal pedestrian opening where there is a pathway which leads up to the front door and from here a lawned garden either side with a brick wall boundary. From here there is a pedestrian access to one side of the property which leads to the parking space for 2 vehicles. The south facing rear garden has a paved patio area directly off the property and beyond here is predominately lawned with fencing to maintain privacy and forming the boundary. Common areas part owned.

## ADDITIONAL SPECIFICATIONS

7kw EV charger fitted at this property.

BT Openreach Fibre Broadband already connected.  
- Subject to subscribing to appropriate plan with ISP.  
- and we advise that an incoming purchaser makes their own enquires to the speed and downloads from this provider.

Heating system and hot water is gas fired with smart zone controllers and external weather sensor. Radiators are equipped with thermostatic valves.

## RESERVATION FEE

There will be a Reservation Fee of £1,000. payable to: Broadheath Construction Ltd.

## HEALTH AND SAFETY

All site viewings are through Stooke, Hill and Walshe 01432 343477. Unauthorised entry onto available/reserved plots is strictly prohibited at all times.

## AGENTS NOTE:

The Developer has the right to change or amend any specifications if necessary.



## At a glance...

- Lounge 4.10m x 4.80m (13' 5" x 15' 9")
- Kitchen/Dining Room 6.20m x 3.70m (20' 4" x 12' 2")
- Bedroom 1. 3.90m x 4.50m (12' 10" x 14' 9")
- Bedroom 2. 3.90m x 4.0m (12' 10" x 13' 1")
- Bedroom 3. 2.20m x 3.20m (7' 3" x 10' 6")

## And there's more...

- Available for immediate occupation
- Popular residential area
- Close to local amenities

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.