

FOR  
SALE



18 Priory Place, Hereford HR4 9ND

£310,000 - Freehold

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

## PROPERTY SUMMARY

An impressive newly built detached house in a popular residential location with 3 bedrooms, 1 en-suite, underfloor heating throughout, gas central heating, double glazing, enclosed rear garden, off road parking. Viewing advised

## POINTS OF INTEREST

- *Impressive newly built detached house*
- *Convenient & popular residential location*
- *3 Bedrooms (1 en-suite)*
- *Underfloor heating, double glazing*
- *Enclosed rear garden, driveway parking*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Front entrance door leads into the

#### Entrance Hall

With porcelain tiled floor, underfloor heating, double glazed window to the side aspect, recessed spotlighting, smoke alarm, understairs storage cupboard housing the underfloor heating manifold and door to the

#### Downstairs Cloakroom

Porcelain tiled floor, low level WC, corner vanity sink unit, double glazed window, extractor fan and underfloor heating.

#### Kitchen/Diner

An impressive contemporary kitchen with matching wall and base units and ample worksurfaces, double glazed windows to the front and side aspects, integrated appliances including fridge/freezer, ceramic hob, oven, dishwasher and washing machine, cupboard housing the Worcester Bosch gas central heating boiler, porcelain tiled floor with underfloor heating,

#### Living Room

Porcelain tiled floor with underfloor heating, storage cupboard with fusebox and French doors leading onto the patio area.

#### Landing

Underfloor heating, storage cupboard with underfloor heating and manifold, double glazed window, loft hatch, smoke alarm.

#### Bedroom 1

Underfloor heating, 2 double glazed windows to the front aspect and door to the En-suite Shower Room with low level WC, vanity sink unit and walk-in shower.

#### Bedroom 2

Underfloor heating, double glazed window to the rear garden.

#### Bedroom 3

Underfloor heating and double glazed window to the rear garden.

### Outside

To the front of the property there is a brick paved driveway with parking for several vehicles and steps leading up to the front door. There is a side access gate leading into the rear garden which has a good size patio area, ideal for entertaining and the remainder is laid to lawn and enclosed by fencing, hedging and a brick wall.

### General Information

#### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating. Underfloor heating.

#### Outgoings

Council tax band TBC - payable 2024/25 To be assessed.

Water and drainage - metered supply.

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Directions

From Hereford proceed towards Leominster on the A49 along Edgar Street and at the mini-roundabout turn left into Newtown Road and at the next mini-roundabout turn left into Grandstand Road and after a short distance, Priory Place is located on the right-hand side, as indicated by the Agent's FOR SALE board.

#### Viewing

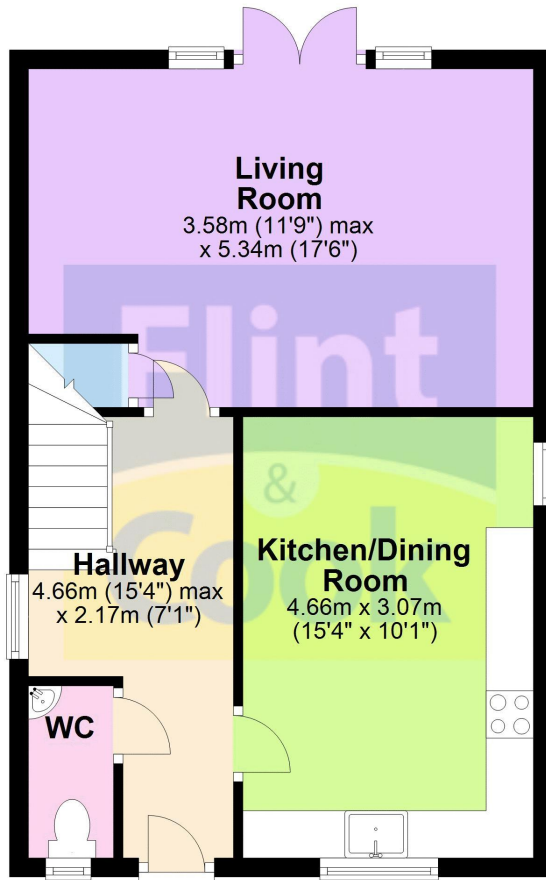
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Money Laundering Regulations

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

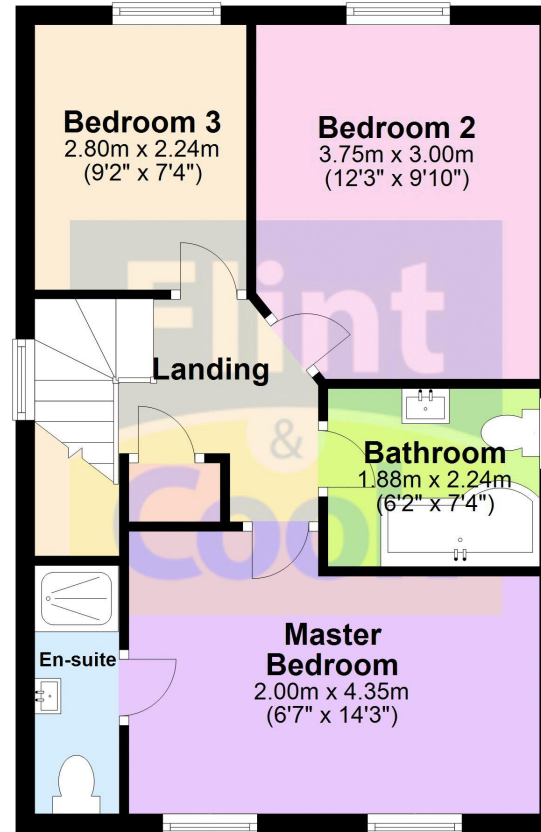
### Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



Total area: approx. 89.4 sq. metres (962.2 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](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	94
(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		

83