

FOR
SALE



13 Rotherwas Close, Hereford HR2 6RG

£259,000 - Freehold

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

PROPERTY SUMMARY

Situated south of Hereford City in a popular residential area, a well presented and flexible 3 bedroom link detached house offering ideal first time buyer/family accommodation. The property has the added benefit of gas central heating, double glazing, off road parking, good sized rear garden with access to the green space behind and a converted garage offering two flexible rooms. We highly recommend a viewing.

POINTS OF INTEREST

- Popular residential area
- 3 beds, 3 receptions
- Off road parking & gardens
- Link detached house
- Ideal first time buyer or family home
- Must be viewed!



ROOM DESCRIPTIONS

Ground floor

Canopy porch with composite entrance door into

Entrance hall

With vinyl flooring, radiator, ceiling light point, fuse box, shoe and coat storage, carpeted stairs leading up and doors to

Play room/bedroom 4

A flexible space which has been used as a bedroom, home office and currently utilised as a play room with fitted carpet, radiator, ceiling light point, coving and double glazed window to the front aspect.

Living room

With wooden flooring, coving, ceiling light point, radiator, double glazed window to the front aspect and door into the

Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit with tiled splash back, under counter space for washing machine and space for freestanding fridge/freezer, kenwood range style cooker with electric oven and 5 ring gas hob with extractor over. Wall mounted gas central heating boiler, double glazed window and french doors to the rear garden, useful understair storage cupboard, tiled floor, two ceiling light points, coving and door into

Dining room

With laminate flooring, ceiling light point, radiator, coving and double glazed french doors to the rear garden.

First floor landing

With fitted carpet, loft hatch, ceiling light point, airing cupboard housing the hot water cylinder and fitted shelving, central heating controls and doors to

Bedroom 1

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and an array of fitted wardrobes and drawers with hanging rails, fitted shelving and shoe storage.

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect with views across the garden and to the open fields behind.

Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window to the front aspect with fitted blind.

Bathroom

Three piece white suite comprising panelled bath with electric shower over and panelled surround, wash hand basin with storage below, low flush w/c, double glazed window, radiator, laminate flooring, extractor and ceiling light point.

Outside

To the rear two sets of french doors open out on to the paved patio area providing a private space for entertaining. A stoned path/ border provides access to a second patio area. The remainder of the garden is laid to lawn, enclosed by fencing and with rear access gate opening out onto green space behind. Useful outside tap.

To the front there is a concrete driveway with a further stoned area providing further off road parking with paved pathway leading to the canopy porch.

Directions

Proceed south out of Hereford towards the A49 (Ross on Wye) at the Broadleys pub traffic lights take the left turn onto Holme Lacy Road, follow this road past the The Wye Inn public house and then take the left hand turning onto Goodwin Way, proceed to the end and take the last right turning for Rotherwas Close and the property is situated on the left hand side.

Services

All mains services are connected. Gas-fired central heating.

Viewing

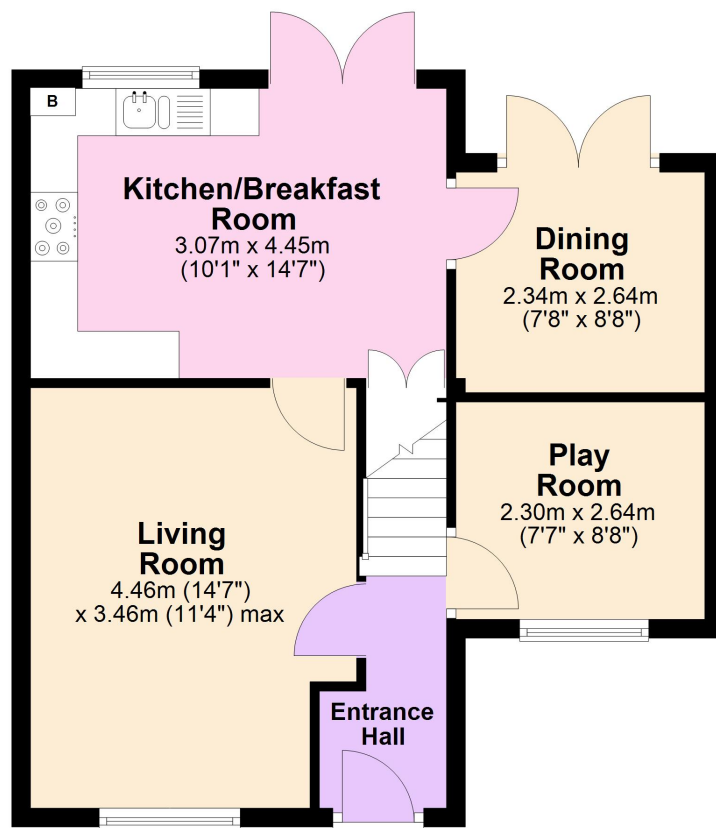
Strictly by appointment through the Agents, Flint & Cook 01432 355455

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

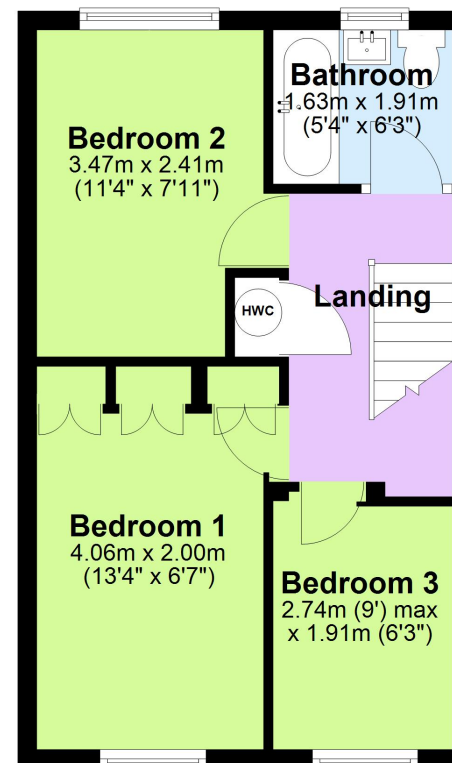
Ground Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 80.0 sq. metres (861.5 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

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