

FOR
SALE



Venns Court 4, Venns Lane, Hereford HR1 1DE

£450,000 - Freehold

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PROPERTY SUMMARY

Superb town house in popular location north of they city, recently renovated and extended to provide excellent open-plan living accommodation, beautifully presented, under floor heating throughout, with garage and enclosed garden and balcony. MUST BE VIEWED!

POINTS OF INTEREST

- *Superb Town House*
- *4 double bedrooms*
- *Allocated parking for 3 cars*
- *Heatmiser heating system with thermostat in each room*
- *Refurbished to a high standard throughout*
- *Enclosed rear garden*
- *Single garage*
- *No Onward Chain*
- *Under floor heating throughout*



ROOM DESCRIPTIONS

Entrance Hall

Composite entrance door, LED downlighters, and further double-glazed door to the patio, wood effect porcelain tiles, underfloor heating and ample built-in storage with full length mirrored doors and door leading to the

Open Plan Living Room/Kitchen/Dining Area

Living area with wood effect porcelain tiles, feature fireplace with full length tiled surround, slate hearth with woodburning stove. Kitchen area with recessed ceiling spotlights, wood effect porcelain tiles, underfloor heating, 2 windows, modern fitted Quantum graphite kitchen units with quartz worktops including a central island with 1¼ bowl sink with drainer and chrome effect mixer tap, integrated appliances including Bosch dishwasher, full height fridge and freezer, Bosch electric oven and microwave and Bosch 5-ring induction hob. Dining area with wood effect porcelain tiles, windows and 2 double glazed doors – 1 providing access to the patio, feature bay window.

Off the Living Area there is the staircase to the first floor landing

Beneath which there is space for a washing machine and tumble dryer together with the wall mounted Worcester gas fired central heating boiler.

Downstairs Shower Room

Walk-in shower cubicle, low flush WC, wash hand basin, window, underfloor heating, recessed ceiling spotlights and wall mounted LED mirror.

Study

Wood effect porcelain tiles, double glazed window, underfloor heating and fitted shelving and storage units

Spacious first floor Landing

LED downlighters, feature windows, underfloor heating, impressive chandelier light fittings.

Master Bedroom

Brampton Chase luxury wood effect vinyl flooring, underfloor heating, feature bay window, additional Velux window, built-in wardrobes, access hatch to loft space.

Bedroom 2

Brampton Chase luxury wood effect vinyl flooring, underfloor heating, window and additional Velux window, fitted wardrobe, double glazed double doors to the Balcony.

Bedroom 3

Brampton Chase luxury wood effect vinyl flooring, underfloor heating, fitted wardrobe, double glazed double doors to the Balcony and additional Velux window.

Bedroom 4

Brampton Chase luxury wood effect vinyl flooring, underfloor heating, window, space for wardrobes.

Family Bathroom

Porcelain wood effect tiles, underfloor heating, walk-in double shower cubicle with handheld and rainfall shower overhead, low flush WC, vanity wash hand-basin with storage beneath, panelled bath with mixer tap and shower fitment, wall mounted LED mirror, 2 windows.

Outside

There are beautifully presented gardens with large patio space with pergola and raised lawn with stone border and ornamental trees, flowers and shrubs. Useful outside tap and outside power points. Side access gate provides access from the parking area where there are 3 allocated spaces, single garage and an electric car charging point.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas underfloor heating.

Outgoings

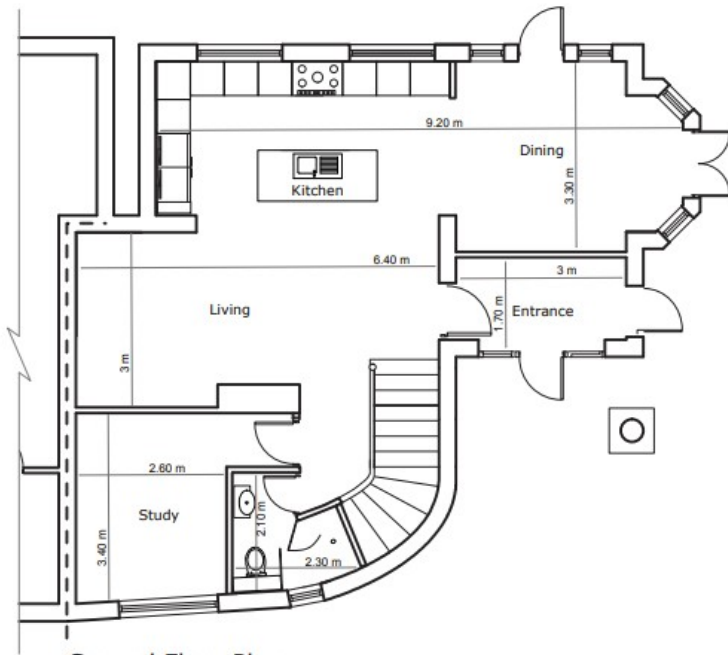
Council tax band C - payable 2023/24 £1957.66
Water and drainage - metered supply.

Money laundering regulations

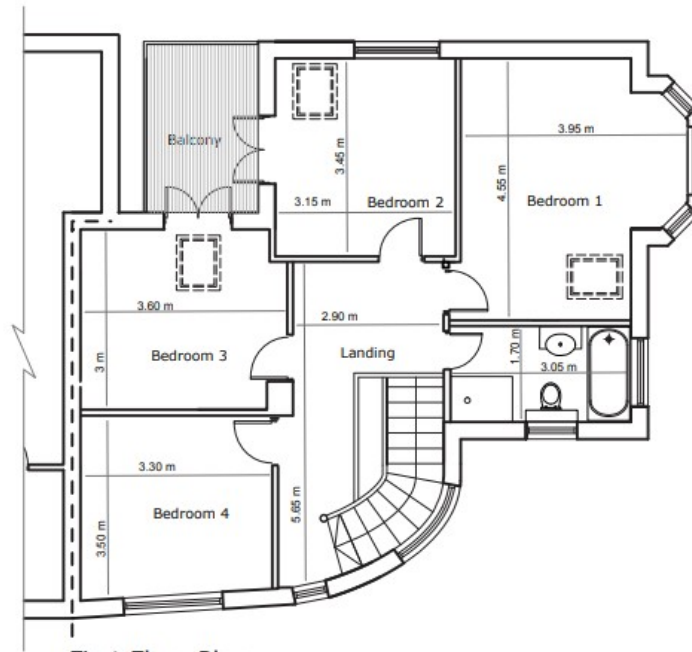
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

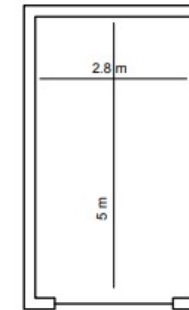
What3words - only.grows.paying



Ground Floor Plan



First Floor Plan



Garage - 14 sq. m

TOTAL FLOOR AREA 152 sq. m

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	84
(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			