

FOR
SALE



4 Cloverdale Drive, Preston On Wye, Hereford HR2 9JU

£415,000 - Freehold

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

PROPERTY SUMMARY

A spacious dormer-style bungalow in a popular village location with 5 bedrooms, conservatory, garage, attractive garden. Ideal for a family. Viewing highly recommended.

POINTS OF INTEREST

- *Spacious dormer style bungalow*
- *3 Reception rooms*
- *Popular village location*
- *4/5 Bedrooms*
- *Oil central heating, double glazing*
- *Attractive gardens, garage*
- *Lovely outlook*
- *Viewing advised*



ROOM DESCRIPTIONS

Entrance Hall

Radiator, cloaks cupboard and broom cupboard.

Bedroom 1

Built-in wardrobe, radiator and window.

Lounge

Woodburning stove, window to side and radiator, double doors with full length side windows to the front with a lovely outlook, open tread hardwood staircase to the first floor and double hardwood doors into the

Dining Room

Radiator, window to side and door into the

Kitchen

Fitted with contemporary style units with high gloss finish, worksurfaces, tiled sills, built-in electric double oven, 5-ring gas (LPG) hob, tiled floor, 1½ bowl sink unit, downlighters, tiled floor, windows to side and rear and door into the

Conservatory

With plumbing for washing machine, double doors to the garden and door connecting into the garage.

Inner Hall

With an airing cupboard with hot water cylinder.

Bedroom 2

Fitted wardrobes, radiator, window to side.

Bedroom 5/Study

Laminate floor, radiator, window to conservatory.

Bathroom

White suite comprising bath, WC, wash hand-basin, separate tiled shower cubicle with mains fitment and glass screen, ladder style radiator, 2 windows, extractor fan, 2 windows, extractor fan.

Landing

Bedroom 3

With access to eaves, Velux roof window.

Cloakroom

With WC, wash hand-basin, window and extractor fan.

Bedroom 4

With access to eaves, windows to front and side.

Outside

The front garden is open plan, lawned with shrub borders and there is a driveway to the side leading to the GARAGE with electric up-and-over door, light, power and the oil central heating boiler, window. There is side access to the lovely rear garden which is enclosed by hedging and fencing and there is an outdoor covered entertainment area and a covered area with the oil storage tank. The garden is mainly lawned and there are block-paved patios and pathways, outside light, outside socket and water tap. STUDIO - insulated with double glazed windows, a separate WC and sink with hot and cold water supply.

General Information

Services

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

Outgoings

Council tax band D. Water and drainage - rates are payable/metered supply.

Tenure & Possession

Freehold - vacant possession

Directions

From Hereford proceed on the A438 towards Brecon (Whitecross Road) into Kings Acre Road and then turn left to Bridge Sollars and then, after about 2 miles, turn right for Preston on Wye, continue into the village, past the public house on the left hand side, and then the village green and just before leaving the village turn left into Cloverdale Drive and the property is located at the end of the cul-de-sac on the left-hand side.

What3words – lobby.steepest.imagined

Viewing

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

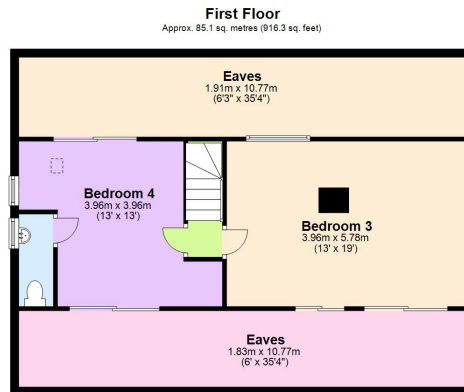
Money Laundering Regulations

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

Opening Hours

Monday - Friday 9am - 5.30pm

Saturday 9am - 2pm



Total area: approx. 229.5 sq. metres (2470.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanIt®

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(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		

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EU Directive 2002/91/EC