

FOR
SALE



14 Pulley Avenue, Eaton Bishop, Hereford HR2 9QN

£264,500 - Freehold

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

PROPERTY SUMMARY

Situated in this popular rural location, a well presented three bedroom semi detached house offering ideal first time buyer/ small family accommodation. The property has the added benefit of off road parking, two receptions, 3 good sized bedrooms, garage, garden and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Three bedrooms*
- *Semi detached house*
- *Popular rural location*
- *Ideal FTB/family accommodation*
- *Well presented throughout*
- *Off road parking & garage*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with composite front door leading into

Entrance hall

With laminate flooring, radiator, double glazed window, carpeted stairs leading up with useful under stair storage cupboard and doors to

Downstairs toilet

With low flush w/c, vinyl flooring, double glazed window and recess spotlights.

Kitchen

Fitted with matching wall and base units, ample work surfaces with tiled splashback, stainless steel 1 1/2 bowl sink and drainer unit, 4 ring electric hob with electric oven below and extractor above. Space and plumbing for under counter washing machine and tumble dryer, space for a freestanding fridge/freezer, two double glazed windows, door to the rear, recess spotlights, radiator, tiled floor, loft hatch and door leading into

Living room

With fitted carpet, radiator, double glazed window to the rear aspect, feature wood burning stove and opening into the

Dining room

With fitted carpet, radiator and double glazed bay window to the front aspect

First floor landing

With fitted carpet, loft hatch, double glazed window, useful storage cupboard with light and power and doors to

Bedroom 1

With fitted carpet, radiator and double glazed window to the front aspect

Bedroom 2

With fitted carpet, radiator and double glazed window to the rear aspect with views to the countryside

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect and bulkhead over the stairs

Bathroom

Three piece white suite with p shaped bath and electric shower over with panelled surround, wash hand basin with storage under, low flush w/c, heated towel rail, double glazed window, recess spotlights and vinyl flooring

Outside

To the front off road parking for several vehicles with paved path leading to the front door and to the rear of the property which is mostly laid to lawn enclosed by hedging and fencing with access to the garage with up and over door and personal door to the side. The garage has electric, light, work surface space and makes an ideal workshop/ games room.

Services

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

Outgoings

Council tax band - payable 2024/25 £1802.84.

Water and drainage - rates are payable.

Money laundering regulations

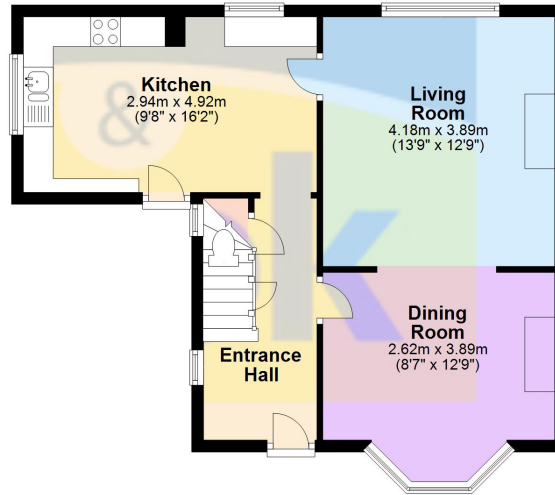
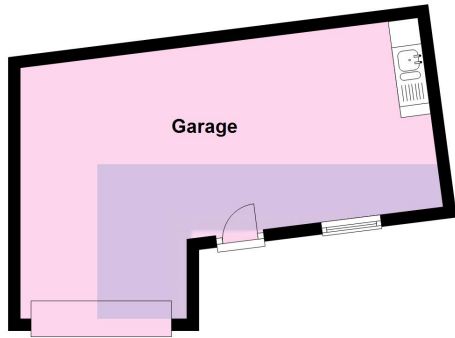
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewings

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

Directions

Proceed south out of Hereford over Greyfriars Bridge, taking the second exit at Asda roundabout on to Belmont Road, continue along Belmont Road to Tesco roundabout taking the 2nd exit on to the A465 (Abergavenny Road). Then take the right hand turn signposted Madley/Cleghonger. Continue through the village of Cleghonger, taking the right hand turn signposted Eaton Bishop, continue through the village then taking the right hand turn signposted Pulley Avenue and the property is situated on the left hand side.



Ground Floor

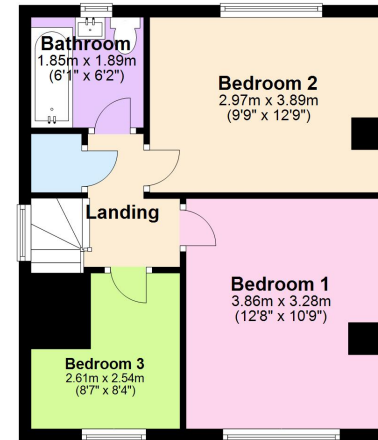
Approx. 50.2 sq. metres (540.4 sq. feet)

Total area: approx. 91.0 sq. metres (979.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(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	