

**FOR
SALE**



Venns Court 4, Venns Lane, Hereford HR1 1DE

£440,000 - Freehold

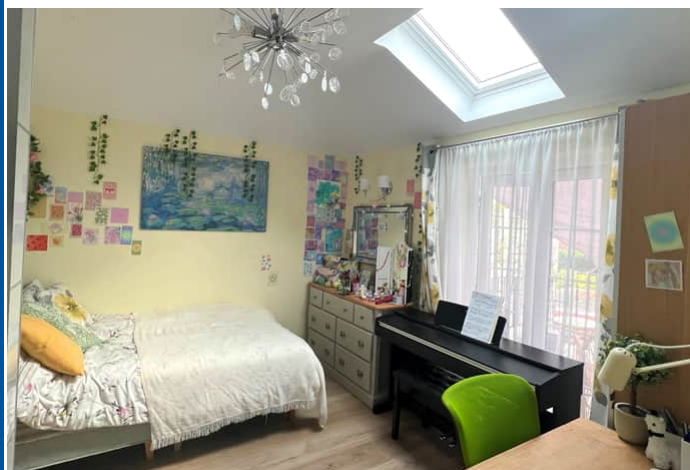
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Superb town house in popular location north of the 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

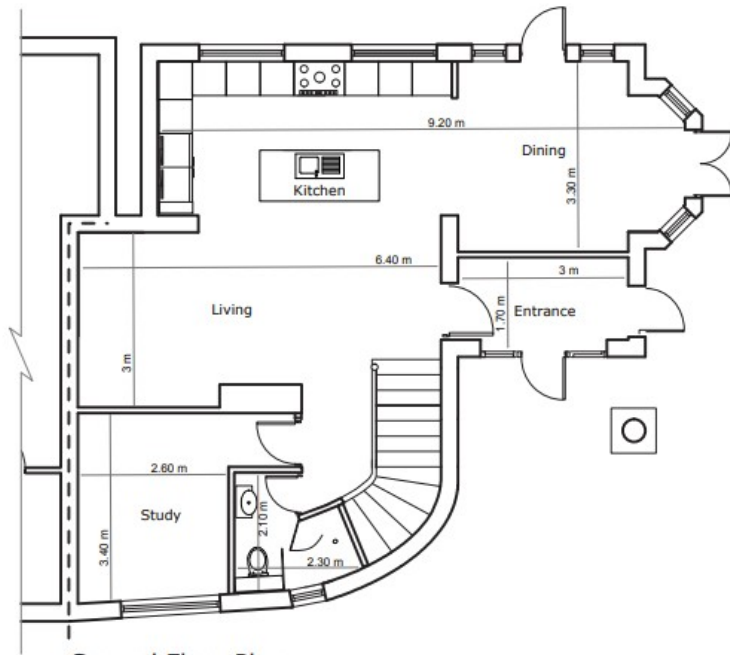
Water and drainage - metered supply.

Money laundering regulations

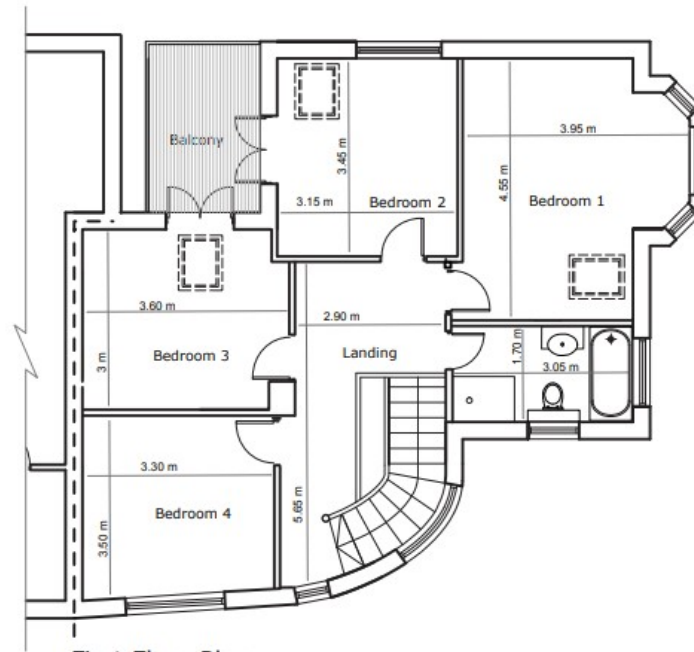
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

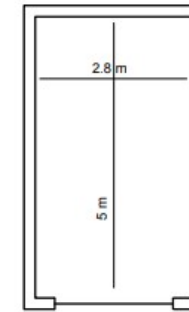
What3words - only.grows.paying



Ground Floor Plan



First Floor Plan



Garage - 14 sq. m

TOTAL FLOOR AREA 152 sq. m

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