

FOR
SALE



Cirandus, Tarrington, Hereford HR1 4EU

£550,000 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful position in this highly sought-after village location, an impressive 4-bedroom detached house offering ideal family/retirement accommodation.

The property, which is in excellent decorative order, has double-glazing, gas central heating, generously sized living accommodation, attractive front and rear gardens, ample off-road parking, and to fully appreciate the property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after village location*
- *Impressive detached house*
- *3 reception rooms*
- *4 bedrooms, 1 en-suite*
- *Breakfast-kitchen, utility*
- *Attractive front and rear gardens*
- *Must be viewed*
- *Ideal for family or retirement*



ROOM DESCRIPTIONS

Canopy porch

Outside light, partially double-glazed entrance door to

Spacious reception hall

Stairs to first floor, partial panelled walling, wall lights, radiator, wood-strip flooring, door to

Shower room

Low flush WC, pedestal wash hand basin, corner shower cubicle, tiled floor, partially tiled wall surrounds, radiator, window.

Impressive lounge

A light and airy room with wood-strip flooring, radiator, bay window to front with Venetian blinds and bench seat with storage below, double French doors to the rear patio and garden, feature fireplace with brick hearth.

From the reception hall and archway leads to the

Dining room

Carpet, radiator, coved ceiling, wall lights, window to front, archway to the

Fitted kitchen/breakfast room

Comprising single bowl sink unit with mixer tap over, extensive range of wall and base cupboards, space for breakfast table, ample granite worksurfaces with splashbacks, Rangemaster cooker with gas hob, splashback and cooker hood over, radiator, tiled floor, central spotlighting, wine racks, window overlooking the rear garden, built-in microwave, door to the Home Office and door to

Utility room

Tiled floor, radiator, window to rear, space with plumbing for washing machine, space for tumble drier, granite worksurface with splashback, window and double-glazed door to rear garden, internal door to the Garage.

Home office

Wood-strip flooring, window to front, radiator.

First floor spacious landing

Wood-strip flooring, wall lights, large access hatch to loft space with pull-down ladder, partial panelled walling, window to front enjoying fine views, built-in airing cupboard with shelf.

Bedroom 1

Wood-strip flooring, radiator, wardrobes, window to front enjoying fine views.

Bedroom 2

Carpet, radiator, window to front, built-in single wardrobe, door to En-Suite shower room with suite comprising low flush WC, vanity wash hand basin with splashback, shower cubicle with glazed sliding doors, recessed spotlighting.

Bedroom 3

Carpet, radiator, range of built-in wardrobes, window to rear, vanity wash hand basin.

Bedroom 4

Carpet, radiator, window to rear, built-in wardrobes.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs with a large drive to the side providing ample off-road parking facilities and leading to the Garage with up-and-over door, power and light points, ample storage space and connecting door to the utility room.

The attractive rear garden is mainly laid to lawn with several patio areas providing perfect entertaining spaces, all bordered by flowers and shrubs and well enclosed to maintain privacy. Outside tap, water feature with fountain and access to the rear can be gained via both sides of the property.

Services

Mains water, drainage, gas and electricity are connected. Gas-fired central heating.

Outgoings

Council tax band F payable 2024/25 £3358.14. Water and drainage rates are payable.

Directions

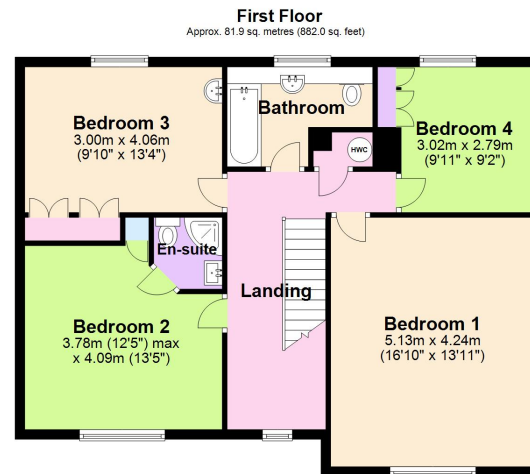
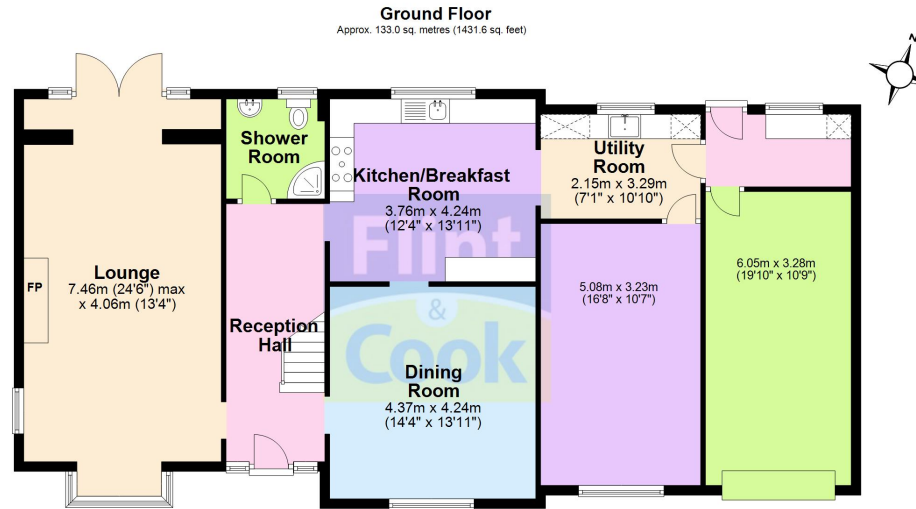
Proceed east out of Hereford on the A438 Ledbury Road. On reaching Tarrington turn right and after 400 yards turn left towards the Church and Cirandus will be found on the left-hand side.

Viewing

Strictly by appointment through the Agent.

Money laundering regulations

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



Total area: approx. 214.9 sq. metres (2313.6 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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		80
	61	
England, Scotland & Wales		
EU Directive 2002/91/EC		