

FOR  
SALE



60 Broomy Hill, Hereford HR4 0LQ

£399,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated in one of Hereford's most highly sought after residential locations, a spacious 3 bedroom detached house offering ideal family/retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of good sized front and rear gardens, generously sized living accommodation, garage and driveway and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 3 bedroom detached house*
- *Good sized front and rear gardens.*
- *Offering a wealth of potential*
- *Ideal family home*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Entrance Porch

With glazed windows, storage space and glazed panelled door through to the

### Spacious Reception Hall

With a turning carpeted staircase to the 1st floor, 2 useful under stair store cupboards and door to the

### Lounge

With double glazed windows to the front and side aspects, fire surround with shelving to the side and a glazed panelled door to the

### Dining Room

With double glazed window and door to the rear decking and garden, built in store cupboards and door to the

### Fitted Kitchen

Comprising a double drainer sink unit, wall and base cupboards, work surfaces, double glazed window overlooking the rear garden, vinyl flooring, access door from the reception hall, display shelving, warm air central heating boiler, space for appliances and door to the

### Rear Lobby

With partially glazed door to the rear garden, internal door to the garage, walk in pantry cupboard with shelving, a further useful store cupboard and door to the

### Downstairs Cloakroom

With low flush WC, wash hand basin, glazed window.

### First Floor Landing

With access hatch to the loft space, double glazed side window and door to

### Bedroom 1

With fitted carpet, built in wardrobe with shelving to the side and overhead cupboards and double glazed windows to the side and front aspects enjoying a fine outlook with Dinedor Hill in the distance.

### Bedroom 2

With fitted carpet, double glazed window to the rear, wall shelving, wash hand basin with mirror over and built in double wardrobe with overhead cupboard.

### Bedroom 3

With fitted carpet, double glazed window to the front aspect enjoying a pleasant outlook and built in single wardrobe/store cupboard with shelving and coat hooks.

### Bathroom

With suite comprising panelled bath with hand held shower attachment over and glazed screen, pedestal wash hand basin with wall mirror over, double glazed window, vinyl flooring and airing cupboard with shelving.

### Separate WC

With low flush cistern and double glazed window.

### Outside

To the front of the property there is a lawned garden interspersed with a variety of flowers and shrubs and well enclosed by high brick walling to maintain privacy.

Double gates open onto a driveway offering ample off road parking facilities which then leads up to the

### Single Garage

With double doors, power and light points

To the immediate rear of the property there is a good sized decked area which provides the perfect entertaining space, this leads onto the remainder of the garden which is mainly laid to lawn and all enclosed by high walling and fencing to maintain privacy.

### Services

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

### Outgoings

Council tax band E - £2,968.62 payable for 2025/2026

Water and drainage rates are payable.

### Directions

From the Flint and Cook office proceed west along King Street, St Nicholas Street and crossing over the traffic lights into Barton Road, after crossing the bridge turn left into Broomy Hill.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

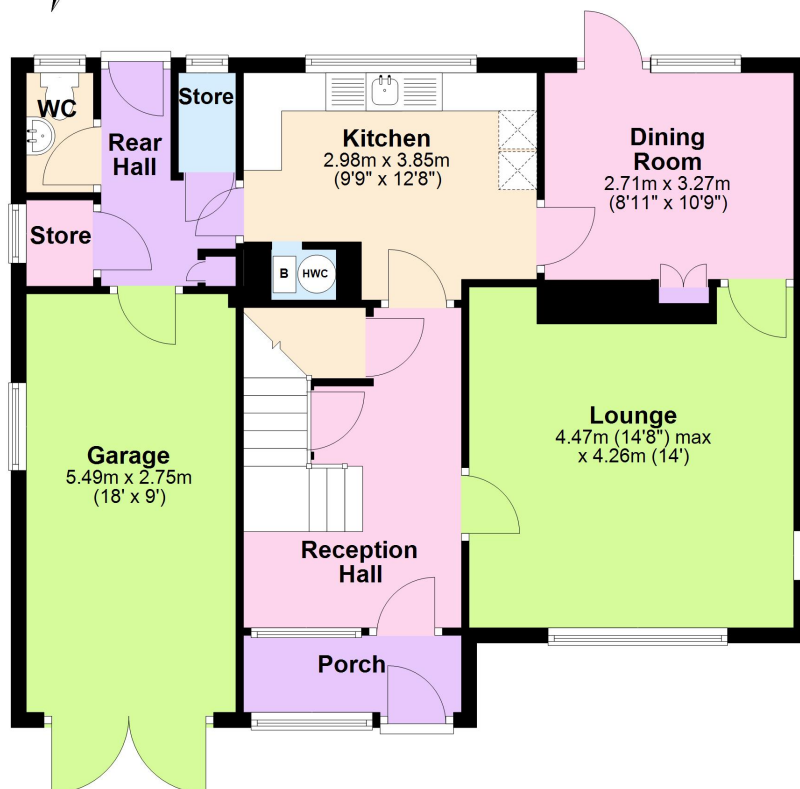
### Money Laundering Regulations

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



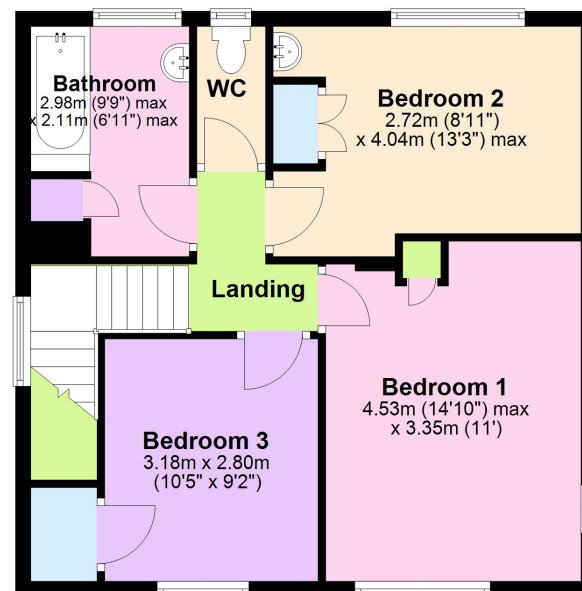
## Ground Floor

Approx. 80.2 sq. metres (863.5 sq. feet)



## First Floor

Approx. 52.6 sq. metres (565.8 sq. feet)



Total area: approx. 132.8 sq. metres (1429.3 sq. feet)

**60 Broomy Hill, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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