

FOR
SALE



Flint
&
Cook

28 Springfield Road, Withington, Hereford HR1 3RU

£325,000 - Freehold

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PROPERTY SUMMARY

Popular village location an impressive 3 bedroom detached house with 3 reception rooms, kitchen, conservatory, en-suite shower room, garden room with sauna, garden. Must be viewed!

POINTS OF INTEREST

- *Popular village location*
- *Spacious 3 bedroom detached house*
- *3 Receptions, kitchen & conservatory*
- *En-suite shower room*
- *Detached garden room/home office with sauna*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With partially double glazed entrance door through to the

Reception Hall

Mat-well, laminate flooring, carpeted staircase to the first floor, central heating thermostat and door to the

Lounge

Double glazed bay window to the front aspect, radiator, laminate flooring, coved ceiling, recessed spotlighting, feature fireplace with hearth, glass display mantel and gas pebble-effect fire, understairs store cupboard and archway to the

Study Area

With laminate flooring, coved ceiling, recessed spotlighting, radiator and square arch to the

Conservatory

Of brick and uPVC construction with tiled floor, opening window vents, central ceiling light/fan, wall mounted electric heater and double doors to the rear garden.

Fitted Kitchen

Range of wall and base units, ample worksurfaces with tiled splashbacks, 1½ bowl sink unit with mixer tap over, tiled floor, built-in oven and gas hob with cooker hood over, recessed spotlighting, double glazed windows and door to the rear, space for American style fridge/freezer, space and plumbing for washing machine, tumble dryer, dishwasher and archway through to the

Dining Room

Laminate flooring, radiator, double glazed window to the front aspect, recessed spotlighting, coved ceiling, further useful store cupboards, eye-level glass display cabinets, plate rack, pull-out basket storage and built-in microwave.

Landing

Fitted carpet, access hatch to loft space, coved ceiling and door to

Bedroom 1

Fitted carpet, radiator, recessed spotlighting, coved ceiling, central ceiling light/fan, range of fitted wardrobes, double glazed window to the front aspect, further built-in single wardrobe and store cupboard with shelving and door to the En-suite Shower Room with suite comprising corner shower cubicle with glazed sliding door, pedestal wash hand-basin with display shelf, mirror and shaver socket over, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlight, double glazed window, ladder style towel rail/radiator. built-in Hi-fi system with speaker both in the bedroom and en-suite.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear, coved ceiling, recessed spotlighting and range of built-in wardrobes.

Bedroom 3

Fitted carpet, radiator, fitted double wardrobe and double glazed window to the rear.

Bathroom

Suite comprising large bath with shower unit over and glazed screen, contemporary style wash hand-basin, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlighting, extractor fan, double glazed window, wall mirror with shelf below, shaver socket, ladder style towel rail/radiator.

Outside

The good size rear garden has been landscaped for easy maintenance, mainly brick paved enclosed by high fencing to maintain privacy with a raised decked area providing the perfect entertaining space. There is a useful side access gate, outside tap, electric light, electric sun awning and an impressive detached timber constructed garden room - perfect as a home gym/office/children's playroom with power and light points, glazed windows and doors, ample storage space, Velux roof lights, recessed spotlighting, store cupboards with mirrored sliding doors and built-in SAUNA. To the front of the property there is a driveway providing off-road parking with brick paved area to the side with feature tree.

General Information

Services

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

Outgoings

Council Tax Band 'D'

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion

Directions

Proceed northeast out of Hereford City on the A4103 Worcester Road and after passing Radway Garden Centre and Dovernans Garage, take the next turning left then 1st right into Springfield Road.

Viewing

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

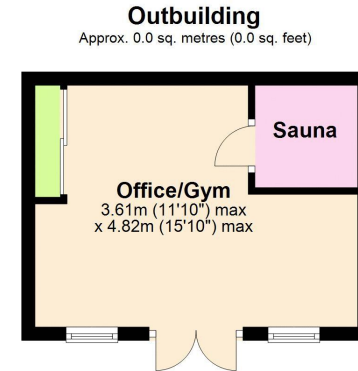
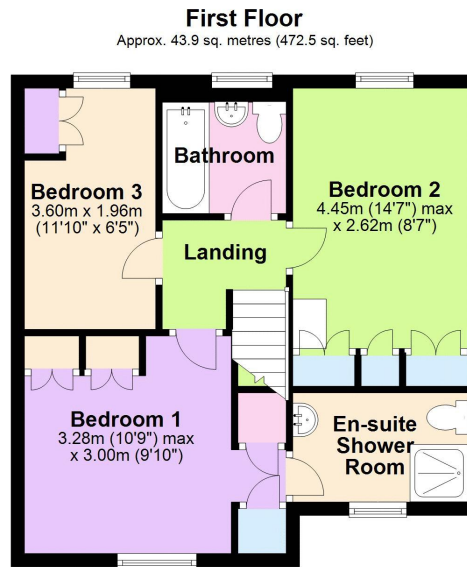
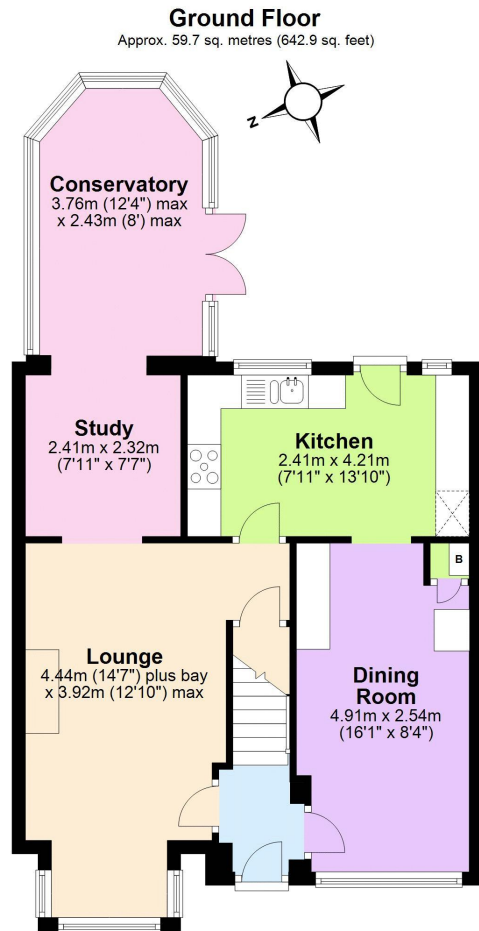
Money Laundering Regulations

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 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm



Total area: approx. 103.6 sq. metres (1115.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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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			
		69	80
England, Scotland & Wales			
		EU Directive 2002/91/EC	