

FOR
SALE



15 Eastfield, Eardisley, Hereford HR3 6PF

£329,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location, a well presented three bedroom modern detached house offering ideal family accommodation. The property which benefits from driveway parking, garage and enclosed rear garden also benefits from three good sized bedrooms (one en-suite), 2/3 receptions and downstairs W/C. We highly recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- Modern detached house
- Three bedrooms, two bathrooms, downstairs W/C
- Garage, driveway and garden
- Ideal family home!
- Must be viewed!



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hall

With wooden effect flooring, radiator, double glazed window, ceiling light point, fuse box, carpeted stairs leading up and doors to

Living room

With fitted carpet, coving, dual aspect double glazed windows, radiator, ceiling light point and coving.

Dining room

With wood effect flooring, radiator, coving, ceiling light point, double glazed french doors leading into the conservatory and archway opening into the

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit with tiled splash back, 4 ring induction hob, double electric oven, integrated fridge/freezer, integrated washing machine, plumbing for dishwasher, tiled floor, recess spotlights, double glazed window and door out to the rear.

Conservatory

With wood effect flooring, power points, tv point, double glazed windows and doors to the rear garden with fitted blinds.

Downstairs W/C

With wooden effect flooring, low flush w/c, pedestal wash hand basin with tiled splash back, ample space for coat and shoe storage, ceiling light point, radiator and extractor.

Directions

Proceed west out of Hereford on the A438 towards Brecon. After approximately 12 miles on entering the village of Eardisley, take the right hand turn after the shop signposted for Almeley and then take the right hand turn into Eastfield, follow the road to the end of the cul-de-sac and no.15 is situated to the left hand side.

First floor landing

A spacious landing with fitted carpet, ceiling light point, coving, double glazed window, airing cupboard with fitted shelving and radiator, loft hatch and doors to

Bedroom 1 with en-suite

With fitted carpet, ceiling light point, double glazed window over looking the rear garden, radiator, built in wardrobes with fitted shelving and hanging rails and door into En-suite

With fitted corner shower cubicle and mains fitment shower head over, wash hand basin with storage below, low flush w/c, chrome heated towel rail, double glazed window, fitted carpet, recess spotlights and extractor.

Bedroom 2

With fitted carpet, radiator, ceiling light point and double glazed window.

Bedroom 3

With fitted carpet, radiator, ceiling light point and double glazed window.

Bathroom

Three piece white suite comprising panelled bath, pedestal wash hand basin, low flush w/c, fitted carpet, recess spotlights, chrome heated towel rail and double glazed window.

Outside

To the front a tarmac driveway providing off road parking leading to the single integral garage with up and over door to the front and personal door to the side. There is a small front lawn with ornamental trees and shrubbery with paved pathway leading to the front door and side access gate leading to the rear. To the rear there is a paved patio area leading to the remainder of the garden which is laid to lawn with a border of plants and shrubbery while enclosed by fencing. Oil tank, useful outside tap and power points. Outside storage shed.

Directions

From Hereford proceed west on the A438 heading past Oakchurch Farm Shop, continuing through Letton and into the Village of Eardisley, continue through the village and take the right hand turning signposted for Almeley, then take the righthand turning signposted for Eastfields and the property is situated at the end of the cul-de-sac on the left hand side.

Money Laundering Regulations

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Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Outgoings

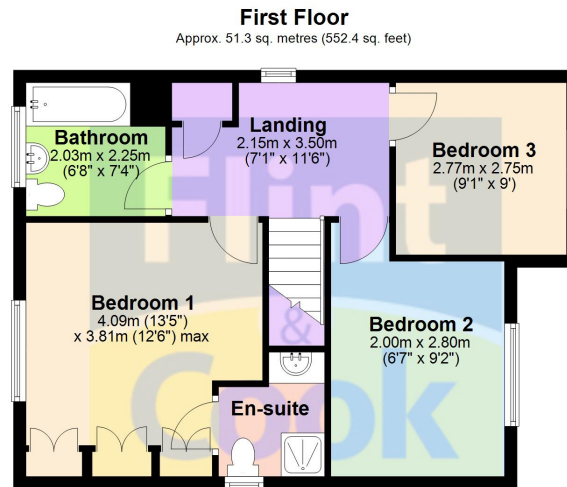
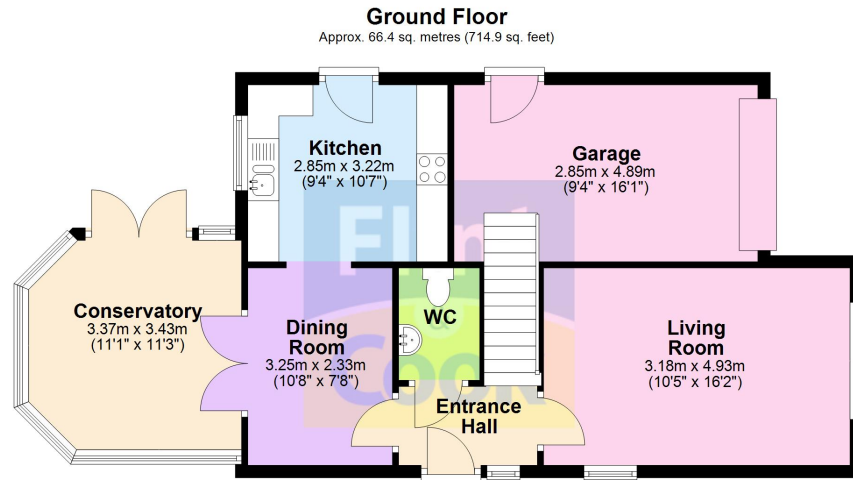
Council Tax band D

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00am - 5.30pm

Sat 9.00am - 1pm



Total area: approx. 117.7 sq. metres (1267.3 sq. feet)

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			81
(55-68)	D		67	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	