



Plot 27, Faraday Gardens

Madley, Herefordshire, HR2 9PJ

£194,250



LOW COST HOUSING- ONE PLOT REMAINING! Reservation subject to meeting Herefordshire Council's selection criteria.

NEW HOMENO SERVICE CHARGES*** Introducing plot 27, The Redford. This beautiful three bedroom semi-detached family home is located within the serene village of Madley, Hereford, HR2 9PJ in the Faraday Gardens development by local developer Bell Homes. Faraday Gardens is a development of thirty seven properties. Madley is a village and civil parish in the county of Herefordshire, located just six miles west of the city of Hereford.

This family friendly home bolsters a range of key features and benefits. A variety of modern facilities await you on the ground floor such as, a separate kitchen, a cloakroom and a spacious, open plan living/dining area, the perfect size for hosting housewarmings. On the first floor you are welcomed with two double bedrooms, a single bedroom, and a family friendly bathroom, enjoying the luxury of both a bath and shower.

Finally, the Redford is finished with a landscaped front garden, paved patio area and off-road parking spaces.



Key Features/Included Specification:

- * Low Cost Home - Subject to Herefordshire Council Criteria
- * Choice of Kitchens and Laminate Worktops
- * Choice of Wall Tiles to Kitchen & Bathroom
- * White Low Energy LED Downlighters to Kitchen & Bathroom
- * Built Under Single Oven, 4 Burner Gas Hob & Stainless-Steel Chimney Hood
- * Worcester Bosch Energy Efficient Condensing Combination Boiler
- * Storage Cupboard to Living / Dining Room
- * Living / Dining Room with French Doors to Secure Rear Garden
- * 6 Panel Internal Doors with Chrome Ironmongery
- * Softwood Staircase
- * Family Bathroom with Over Bath Shower & Shower Screen
- * Twyfords Sanitaryware & Bristan Taps to Bathroom
- * Landscaped Front Gardens
- * Paved Patio Area to Rear Garden
- * Off Road Parking
- * Wiring for Electric Car Charging Point
- * Wiring for Security System
- * 10 Year LABC Structural Guarantee
- * No Management Company, Therefore No Management Company Fees

Approached via front door into:

Entrance Hallway:

Door to cloakroom, kitchen and living/dining room, stairs to first floor.

Living/Dining Room:

16'3" x 15'0"

Storage cupboard, double doors to rear garden.

Kitchen:

9'2" x 9'10"

Cloakroom

First Floor Landing:

Doors to all bedrooms and bathroom, airing cupboard.

Bedroom One:

9'6" x 12'4"

Bedroom Two:

8'10" x 12'5"

Bedroom Three:

7'1" x 8'5"

Bathroom:

6'6" x 6'3"

Agent's Note:

The property listed is under construction and therefore the images shown are examples from our show homes. Main images are CGI.

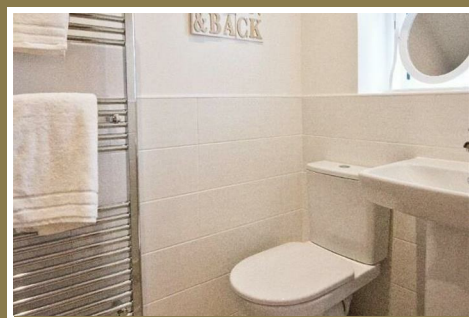
Bell Homes:

Bell Homes is the specialist Housing Development Division of K W Bell Group Ltd, a group of companies originally founded by the company chairman Keith Bell in 1965. The head office is based in Cinderford which lies in the heart of The Royal Forest Of Dean. Bell Homes is one of the most reputable developers in the Southwest and the largest in the Forest of Dean. Over the past 50 years they have gained an excellent reputation for placing a considerable emphasis on quality and individuality which has been accomplished by employing a core of skilled tradesmen. This has allowed them to build quality homes which withstand the test of time. Both the internal and external finishes in all of their homes are designed to provide maximum comfort and quality. The external finishes are specified and incorporated to reflect the local architecture. Bell Homes are committed to providing maximum levels of choice, which include a kitchen, worktops, and ceramic wall tiles. All of which, enable each and every customer to design a home suited to their own individual tastes. The developments range from one off executive homes to larger developments of 40+ units. Homes range from two-bedroom properties for first time buyers to luxury five-bedroom homes for those further on the property ladder and provide a choice of living with idyllic locations across Gloucestershire and Herefordshire. Each and every property is designed and specified to ensure they have their own personal touch. The locations of the developments range from Gloucestershire, Herefordshire, South Wales and The Forest Of Dean.

GDPR:

Submitting a viewing request or for further information means you are giving us permission to pass your contact details direct to the developer for further communication related to a viewing arrangement, or simply more information related to the above property. Our colleagues within KWBell are extremely helpful and retain superior product knowledge regarding the properties they construct.

If you disagree, please write to us within the message field so we do not forward your details to the developer.



Road Map



Hybrid Map



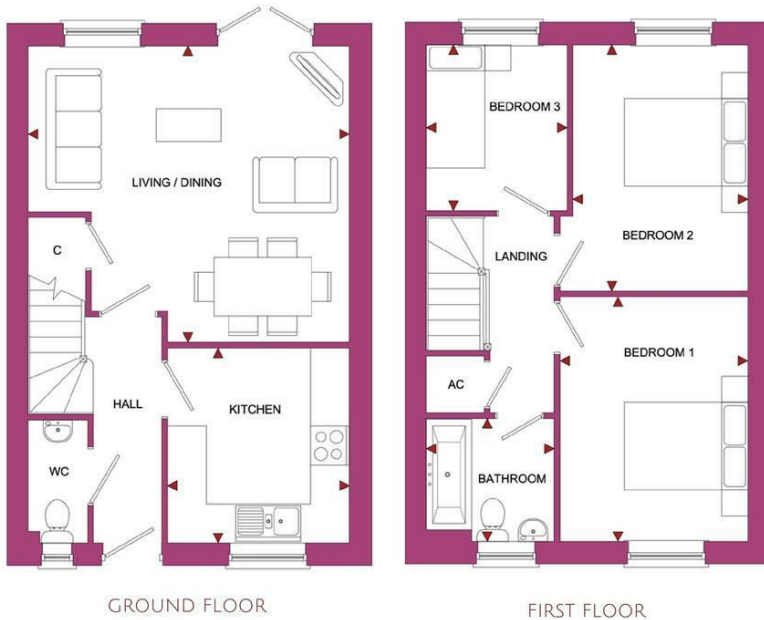
Terrain Map



Floor Plan

THE REDFORD (LC)

FLOOR PLAN



GROUND FLOOR

ROOM	IMPERIAL / "	METRIC / MM
Living / Dining	16' 3" x 15' 0"	4945 x 4557mm
Kitchen	9' 2" x 9' 10"	2800 x 3000mm

FIRST FLOOR

ROOM	IMPERIAL / "	METRIC / MM
Bedroom 1	9' 6" x 12' 4"	2890 x 3768mm
Bedroom 2	8' 10" x 12' 5"	2690 x 3790mm
Bedroom 3	7' 1" x 8' 5"	2167 x 2552mm
Bathroom	6' 6" x 6' 3"	1968 x 1893mm

TOTAL FLOOR AREA
814FT² / 75.6M²



We strive to make each home and development as varied and interesting as possible. Therefore the above is for illustration purposes only and individual properties may vary. Please ask for details of specific properties. Every care has been taken with the preparation of this information, which has been produced for your guidance only and does not form part of a contract. The Plans are NOT TO SCALE, and may vary on site. Please do not use this information for purchase of furnishings and furniture.



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Predicted Energy Efficiency Rating: 84B

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.