

for sale

guide price **£330,000**



## The Firs Winforton Hereford HR3 6AL

A beautifully presented, three-bedroom detached property offered for sale with no onward chain. A spacious layout provides ideal family accommodation with added benefits of a utility room, master en suite, detached garage and ample parking to the front. Located in the desirable village of Winforton.



# The Firs Winforton Hereford HR3 6AL

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Underfloor heating throughout, spotlights to ceiling, stairs to first floor and doors to all living areas.

## Lounge

18' 9" x 9' 8" ( 5.71m x 2.95m )

Double glazed window to front elevation, double door to rear garden, spotlights to ceiling, underfloor heating and log burner fire place with brick feature surround.

## Kitchen

10' 3" x 18' 9" ( 3.12m x 5.71m )

Wall, base and drawer units with solid oak worktops, one bowl sink and drainer, integrated oven, electric hob with hood and dishwasher, spotlights to ceiling, double glazed windows to front and rear, side door to driveway and underfloor heating.



## Utility Room

6' 10" x 9' 10" ( 2.08m x 3.00m )

One bowl chrome sink and drainer, base units and worktops, plumbing for washing machine, space for tumble dryer, WC and double glazed window to rear.

## Landing

Loft hatch, radiator, ceiling light point and double glazed window to rear elevation.

## Bedroom One

14' 4" x 9' 7" ( 4.37m x 2.92m )

Double glazed window to rear, door to en suite, ceiling light point, radiator and TV point.

## En Suite

Walk in shower cubicle with dual heads and tiled splashbacks, WC, wash hand basin with vanity, towel rail, spotlights and double glazed window to front elevation.

## Bedroom Two

10' 4" x 9' 3" ( 3.15m x 2.82m )

Double glazed window to rear, ceiling light point, radiator and TV point.

## Bedroom Three

10' 3" x 8' 11" ( 3.12m x 2.72m )

Double glazed window to front, ceiling light point, radiator and TV point.

## Bathroom

Bath with shower over and splashback tiling, WC, wash hand basin with vanity, towel rail, spotlights and double glazed window to front elevation.

## Garden

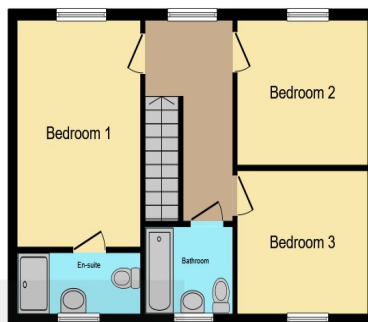
A private rear garden with a low maintenance lawn area and raised decking, enclosed at the borders by fencing with access to the front driveway.



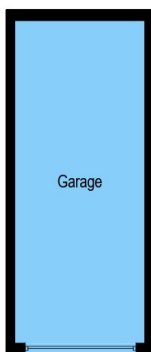




**Ground Floor**



**First Floor**



**Garage**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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23 King Street  
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Property Ref: HER315388 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: D

**view this property online [connells.co.uk/Property/HER315388](http://connells.co.uk/Property/HER315388)**



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