



29 CROSSWAYS

PETERCHURCH HR2 0TG

£219,950
FREEHOLD

Popular village location a 2 bedroom link-detached house with lounge, kitchen/diner, good sized rear garden, garage & driveway. No onward chain!



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- Popular village location • 2 bedrooms • Link detached house • Lounge, kitchen/diner • Good-sized rear garden • Garage & driveway • Viewing advised • No onward chain



Ground Floor

Kitchen

This bright and airy kitchen offers a modern, fresh feel with its sleek white cabinets and glossy tiled flooring. Large windows provide ample natural light and views of the garden, creating a pleasant space for cooking and casual dining. Integrated appliances include a cooker with a stainless steel extractor hood, a fridge, and a dishwasher, all arranged neatly for convenience.

Living Room

The living room features warm wood-effect flooring and cream walls that create a cosy and inviting atmosphere. Sliding glass doors at the rear lead directly onto the garden, allowing plenty of natural light to flood in and offering a seamless indoor-outdoor connection. A stylish wall-mounted fireplace adds a focal point, complemented by built-in shelving for subtle display or storage.

First Floor

Landing

The first-floor landing provides access to the bedrooms and bathroom, featuring neutral decor and natural light from a window fitted with wooden blinds. A carpeted stairway leads down to the ground floor, giving a soft and comfortable feel underfoot.

Bedroom 1

This bedroom presents a neutral carpet and cream walls, with a window that fills the room with natural

light. The space is compact yet comfortable, suitable as a child's or guest bedroom.

Bedroom 2

A larger bedroom boasts a similarly neutral palette and carpet, complemented by natural light from a central window. The angled ceiling adds character to the room, and built-in storage is integrated into the wall for practical use.

Bathroom

The bathroom is fitted with a modern white suite including a bath with an overhead shower and glass screen, a vanity basin, and a toilet. Neutral tiling with decorative mosaic detailing surrounds the bath area, creating a fresh and clean feel. A window with blinds ensures privacy while allowing natural light.

Rear Garden

The rear garden is a generous enclosed space, mainly laid to lawn with a stepping-stone pathway leading to a paved patio area. Mature hedging and fencing surround the garden, offering privacy and a tranquil outdoor retreat ideal for relaxing or entertaining.

Front Exterior

The property's exterior features a charming pitched roof with dormer windows, cream rendered walls, and a bright blue front door adding a splash of colour to the entrance. The driveway provides off-road parking with direct access to a garage, while mature hedges and shrubs enhance the curb appeal with pleasant greenery.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage are connected.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering

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

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Total area: approx. 82.8 sq. metres (891.3 sq. feet)

EPC Rating: E Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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