



## 8 SMITHY COURT HEREFORD HR2 6RS

**£345,000  
FREEHOLD**

Situated within this popular residential location south of Hereford City is this well presented, modern four bedroom detached home offering ideal family accommodation. The property which benefits from spacious living accommodation comprises of two good sized reception rooms, a fantastic kitchen/dining room and downstairs W/C to the ground floor with four bedrooms, one en-suite and family bathroom to the first floor. Outside the property benefits from driveway parking, a single garage & an enclosed rear garden. A viewing is highly recommended.

**Flint  
&  
Cook**

# 8 SMITHY COURT

- Modern detached house • Four bedrooms, two bath, downstairs W/C • Ideal family home • Single garage & driveway • Popular residential location south of Hereford City • Well presented throughout



## Ground floor

With entrance door into the

## Entrance hallway

With wooden flooring, radiator, ceiling light point, smoke alarmed carpeted stairs leading up with useful under stair storage space, a useful storage cupboard with space for coats and shoes, doors then lead into the

## Living room

With fitted carpet, ceiling light point, coving, two radiators, feature fireplace, double glazed window to the front aspect and double glazed French doors to the rear garden.

## Snug

With laminate flooring, radiator, coving, ceiling light point and dual aspect double glazed windows to the front and side aspects.

## Kitchen/dining room

A modern fitted kitchen with matching wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated Bosch appliances to include dishwasher, washing machine and microwave, space for freestanding fridge/freezer, space for a range style cooker, cupboard housing the gas central heating boiler, ample space for a dining table, four double glazed windows, useful under stair storage cupboard, two radiators, recess spotlights and ceiling light point.

## Downstairs W/C

With low flush w/c, wash hand with tiled splash back

and storage below, radiator, double glazed window, wall mounted fuse box.

## First floor landing

With fitted carpet, ceiling light point, double glazed window and doors into

## Bedroom one with en-suite

With fitted carpet, ceiling light point, radiator, three double glazed windows and door into into the En-suite shower room

With low flush w/c, wash hand basin with storage below and tiled splash back, fitted shower cubicle with bi-folding door, tilted surround and mains fitment shower head over, radiator & double glazed window.

## Bedroom two

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

## Bedroom three

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, airing cupboard and double fitted wardrobe.

## Bedroom four

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

## Bathroom

Three piece suite comprising panelled bath with electric shower over, low flush W/C, wash hand basin with storage below, radiator, ceiling light point.

## Outside

To the rear, the French doors open out onto a decked area perfect for entertaining with steps leading to further raised decking area with the remainder of garden laid to lawn with a raised border. There is a side access gate out to the driveway parking and a personal door to the rear of the garage. Useful outside tap. To the side there is a tarmac driveway providing off road parking with a fitted EV charging point and access to the single garage with up and over door to front.

## Directions

Proceed south out of Hereford on the A49 towards Ross-On-Wye, proceed past the Broadleys pub and at the next set of traffic lights turn left onto Bullingham Lane, taking the first left onto Waggoner's Way and then the second right into Smithy Court where the property is situated directly ahead of you as indicated by the agents for sale board.

## Tenure & Possession

Freehold - vacant possession on completion.

## Outgoings

Water and drainage rates are payable.

## Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## Opening Hours

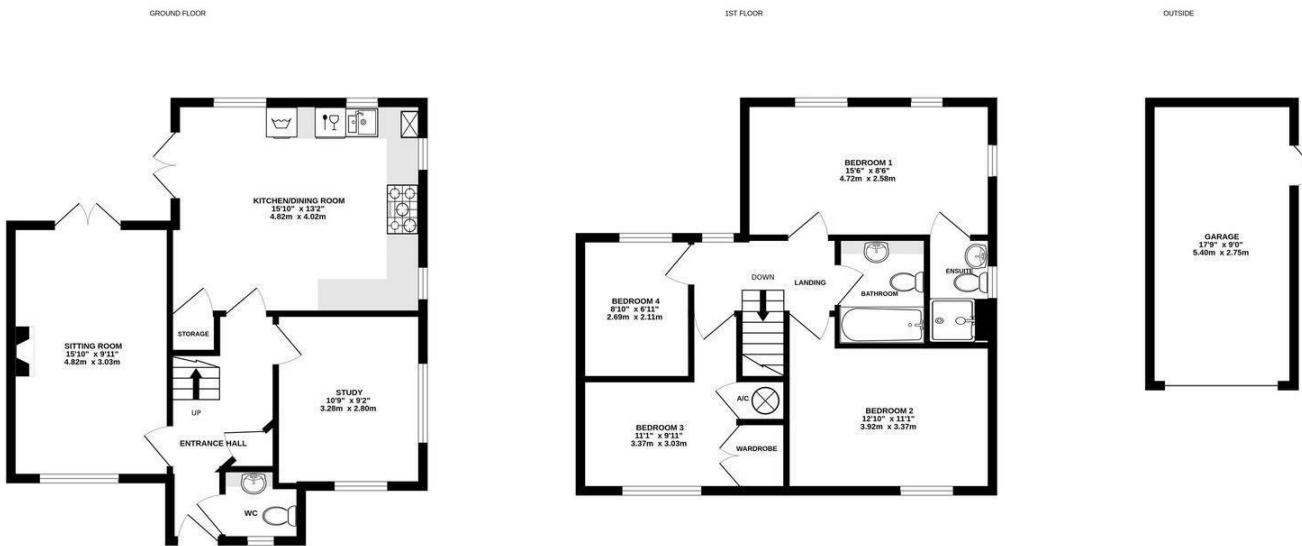
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

## 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 FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**EPC Rating: C** **Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(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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