



## 7 APPLE MEADOW

WEOBLEY, HEREFORD HR4 8RZ

£250,000  
FREEHOLD

This modern end terraced property is conveniently located within the highly favoured village of Weobley, close to the doctor's surgery, village hall and children's play area and within easy access of the cathedral city of Hereford (12 miles).

Weobley is a thriving village within which there is a shop/post office, public house, restaurant, church, both primary and secondary schools, a doctor's surgery and a bowls club.

The property is ideal for family or retirement purposes and has gas central heating and double glazing and would benefit mainly decorative updating with a closed well stocked garden and adjoining garage with parking space.

The whole is marketed as follows





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- Modern end terrace house
- Sought after village location
- 3 bedrooms
- Gas central heating & double glazing
- In need of some updating
- Garage, parking & garden



### Entrance Hall

With radiator, central heating thermostat, staircase leading up to the first floor and a smoke alarm.

### Downstairs Cloakroom

With WC, wash hand basin, radiator, window and the electric fuse board.

### Lounge

With radiator and window to the front.

### Kitchen/Dining Room

Fitted with original wood effect base and wall mounted units with work surfaces and tiled splashbacks, built in electric oven, 4 ring hob with extractor hood, gas fired central heating boiler, sink unit, plumbing for a washing machine, tiled floor, window and patio doors to the rear, radiator and a connecting door to the

### Garage

With metal up and over door, light and power, with a parking space in front.

### First Floor Landing

With a smoke alarm, access hatch to the roof space, storage cupboard with the hot water cylinder.

### Bedroom 1

With a built in wardrobe, radiator, and window to the rear.

### Bedroom 2

With radiator and window to the front.

### Bedroom 3

With radiator and window to the rear.

### Bathroom

With the original suite comprising bath with a mains shower over, wash hand basin, WC, extractor fan, radiator and window.

### Outside

To the front of the property there is a small lawned garden with boundary hedging. To the rear is an enclosed garden stocked with a variety of ornamental shrubs, a paved patio and a side access gate.

### Property Services

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

### Outgoings

Council tax band 'C' - £2,174 for 2025/2026

Water and drainage rates are payable.

### Directions

From Hereford proceed initially towards Brecon on the A438 and then at the Whitecross roundabout take the 3rd exit onto the A4110 towards Knighton (Three Elms Road). Continue past the Three Elms public house and at the traffic lights turn left and then take the first turning right signposted Burghill. Continue into Weobley and turn left towards Weobley Marsh and the Doctor's Surgery and the property is located on the right hand side after about 300 yards.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

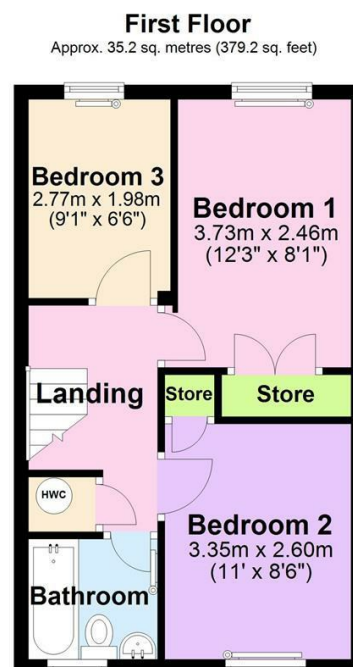
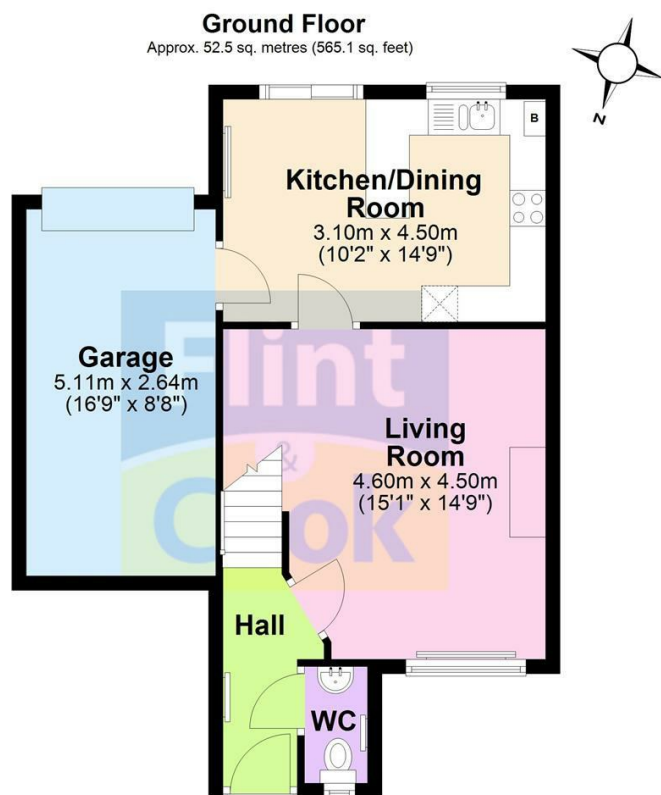
Saturday 9.00 am - 1.00 pm

### Money Laundering

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

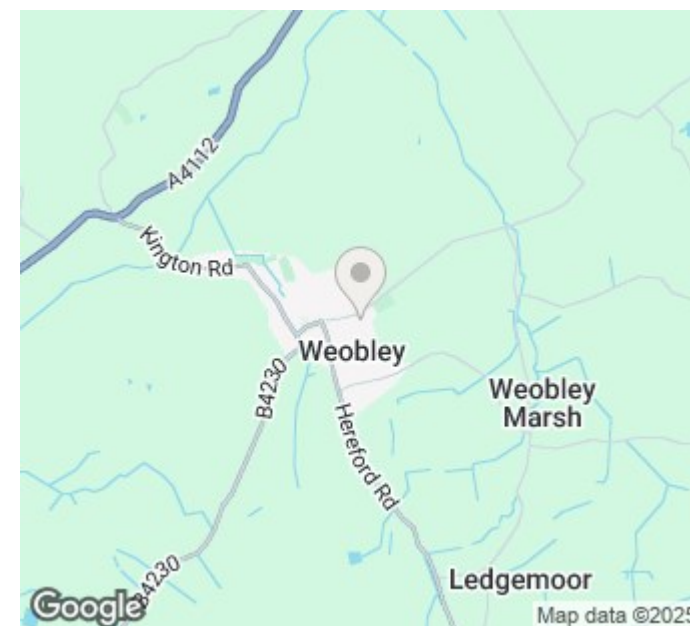
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Total area: approx. 87.7 sq. metres (944.4 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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