



25 CARRION GROVE

HOLMER HR4 9WF

£365,000
FREEHOLD

Peacefully situated on the northern outskirts of the City, an impressive 4 bedroom detached house offering ideal family accommodation. The property is in good decorative order and benefits from gas central heating, double glazing, kitchen-diner, utility, en-suite shower room, garage and long driveway, and we recommend an internal inspection.

Hereford city centre is approximately 2.5 miles away. A range of amenities are available within easy reach including local shop, supermarket, leisure centre, doctors surgery, popular primary and secondary schools, countryside walks and daily bus services.



25 CARRION GROVE

- Popular residential location
- Modern detached house
- Four bedrooms, one en-suite
- Driveway, garage & garden
- Ideal family home
- Must be viewed!



Ground floor

With large canopy porch and entrance door leading into the

Entrance hall

Easy to maintain flooring, telephone point, recessed spotlighting, smoke alarm, central heating thermostat, radiator, carpeted staircase to first floor, large understairs store cupboard, door to

Utility room

Fitted worksurface with space and plumbing for washing machine below, wall and base cupboard, wall mounted gas central heating boiler, radiator, extractor fan, easy to maintain flooring.

Downstairs W/C

Low flush WC, wash hand basin with tiled splashback, radiator, easy to maintain flooring, double-glazed window, extractor fan.

Spacious lounge

Carpet, radiator, TV aerial and telephone points, bay window to front with built-in blinds, radiator.

Kitchen/dining room

Dining area has radiator, centre light, recessed spotlighting, feature flooring, windows and double doors with blinds opening onto rear garden. Kitchen is fitted with range of wall and base units, 1 1/2 bowl sink unit, worksurfaces with splashbacks, feature flooring, radiator, recessed spotlighting, built-in double oven, 4-ring hob with splashback and cooker hood, built-in dishwasher, refrigerator and freezer, radiator.

First floor landing

Double-glazed side window, access hatch to loft space, radiator, large built-on store cupboard.

Bedroom one with en-suite

Carpet, built-in triple wardrobe with mirrored sliding doors, window to rear, radiator, central heating thermostat, door to en-suite shower room having shower cubicle with glazed sliding screen, low flush WC, wash hand basin with tiled splashback, tiled floor, extractor fan, recessed spotlighting, radiator.

Bedroom two

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

Bedroom three

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

Bedroom four

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

Bathroom

A full suite comprising panelled bath with tiled surround, hand-held shower attachment over, low flush WC, wash hand basin with tiled splashback, wall mirror and shaver socket over, and separate tiled shower cubicle with glazed folding screen, tiled floor, recessed spotlighting, extractor fan, side window.

Outside

To the immediate rear of the property there is a paved

patio area which leads onto the remainder of the garden which is laid to lawn and enclosed by fencing and walling to maintain privacy. There is a useful rear access gate and outside tap. To the front of the property there is a small garden stocked with a variety of flowers and shrubs, with paved pathway to the front entrance door. To the side of the property is a tarmacadam driveway providing parking for at least 2 vehicles and leading to the detached single garage with up-and-over door.

Directions

Proceed north out of Hereford on the A49 Leominster Road, turning left at the Starting Gate public house onto Roman Road. After approximately 1/2 mile turn right at the traffic lights into the new development, turn left into Avocet Road then 2nd left into Carrion Grove.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

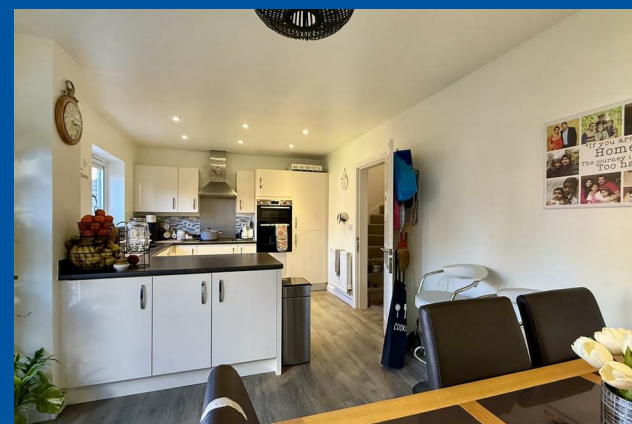
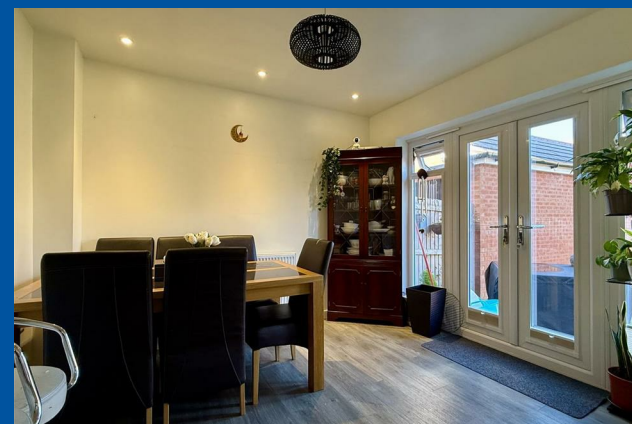
Viewing Arrangements

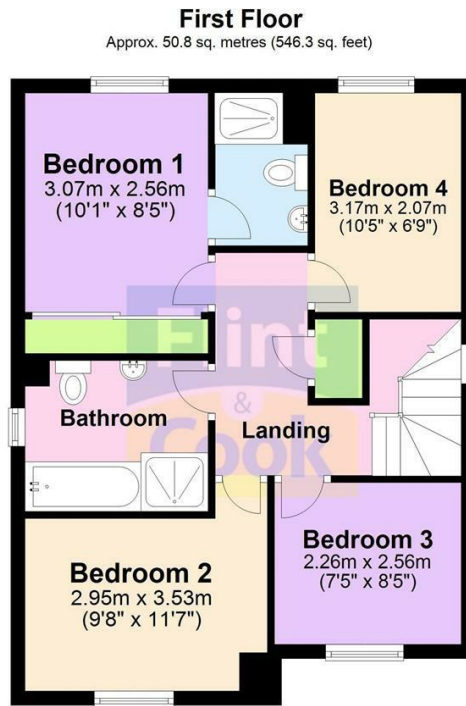
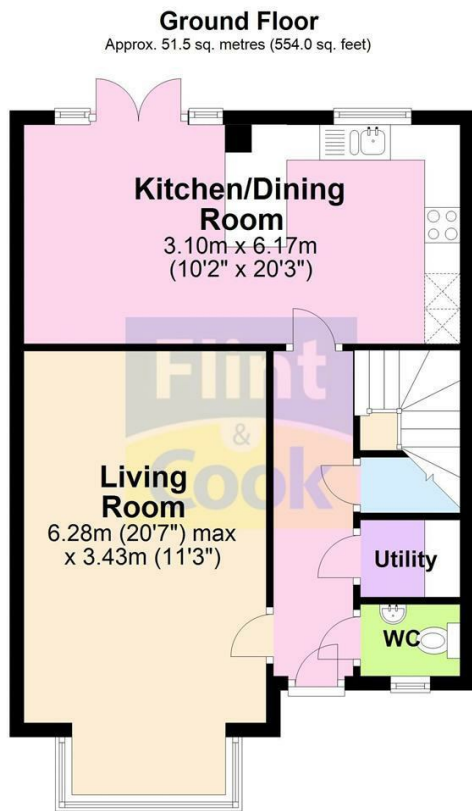
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

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

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Total area: approx. 102.2 sq. metres (1100.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

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

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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