



58C OLD EIGN HILL GARDENS

EIGN HILL, HEREFORD HR1 1UA

£315,000
FREEHOLD

LAST REMAINING HOUSE - Forming part of this small exclusive new development in this highly sought-after residential location, an impressive traditionally constructed 3 bedroom terraced house offering ideal family/retirement accommodation. The property benefits from high levels of insulation and has the added benefit of generously sized living accommodation, private south-facing garden, off-road parking and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services.



58C OLD EIGN HILL GARDENS

- Last house remaining!!!!
- Newly constructed 3 bed end-terraced house
- Over 1100 square feet!
- Small exclusive residential development
- NHBC Warranty
- Sought-after location
- Enclosed south facing garden
- 7kw EV Charger installed
- Off road parking for 2 cars
- Must be viewed



Full Description

Forming part of this exclusive new development in this highly sought-after residential location, an impressive traditionally constructed 3 bedroom end of terraced house offering ideal family/retirement accommodation. The property benefits from high levels of insulation and has the added benefit of generously sized living accommodation (over 1100sq ft), private south-facing garden, off-road parking and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services.

Ground floor

With canopy entrance porch and composite entrance door leading into the

Reception Hall

With fitted carpet, radiator, ceiling light point, smoke alarm, central heating thermostat, wall mounted fuse box, carpeted stairs leading up and doors into the

Lounge

A light and spacious living room with fitted carpet, ceiling light point, radiator, internet point and double glazed window to the front aspect.

Kitchen/Dining Room

Fitted with matching wall and base units with work

surface space over, stainless steel single sink with drainer, four ring electric hob with oven below and cooker hood over, integrated dishwasher, cupboard housing the gas central heating boiler, ample space for dining, space for a freestanding fridge/freezer and under counter space for a washing machine, two radiators, two ceiling light points, a double glazed window and door leading out to the rear garden.

Downstairs Cloakroom

With low flush w/c, wash hand basin with storage below, radiator and ceiling light point.

Stairs from the Reception Hall lead to the

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch and doors to

Bedroom 1

A great sized main bedroom with fitted carpet, radiator, ceiling light point, ample space for wardrobes and a double glazed window to the rear aspect.

Bedroom 2

A large and spacious double bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes and double glazed window to the front aspect.

Bedroom 3

A good sized third bedroom ideal for a nursery/single bedroom, home office or dressing room with fitted

carpet, radiator, ceiling light point and double glazed windows to the rear aspect.

Shower Room

With fitted walk in shower, panelled surround and glass sliding door, low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point and double glazed window.

Outside

To the rear of the property there is a lawned garden enclosed by fencing to maintain privacy and, with the garden facing south, it offers an ideal suntrap. Also to the rear there is allocated 2 car off-road parking facilities, 7kw EV charger.

Directions

What3words - belts.lakes.farm

Reservation Fee

There will be a Reservation Fee of £5000 payable to Broadheath Construction Ltd.

Outgoings

Council tax band - to be assessed. Water and drainage - metered supply.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Services

Mains electricity, gas, water (metered supply) and drainage will be connected. Gas-fired central heating.

Money laundering regulations

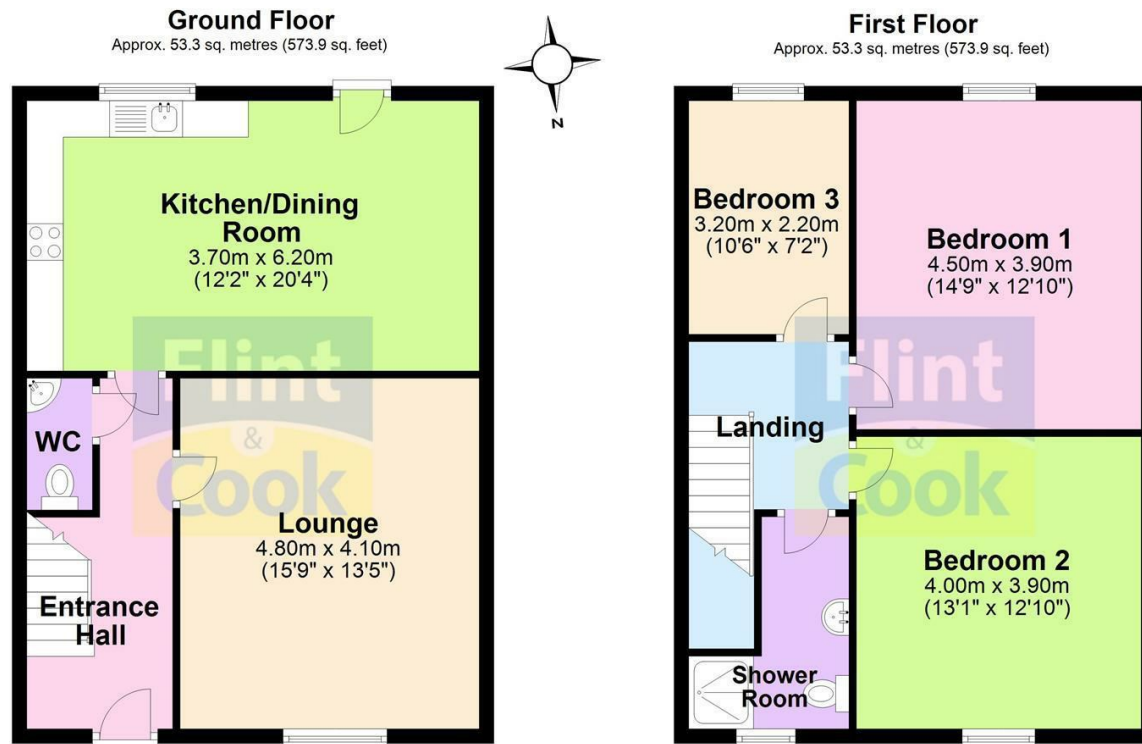
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Agents Note

The property benefits for a 10yr NHBC structural warranty.

58C OLD EIGN HILL GARDENS





Total area: approx. 106.6 sq. metres (1147.9 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		
(81-91) B		
(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: **Council Tax Band: New Build**

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

