



**CANON PYON ROAD  
HEREFORD HR4 7RB**

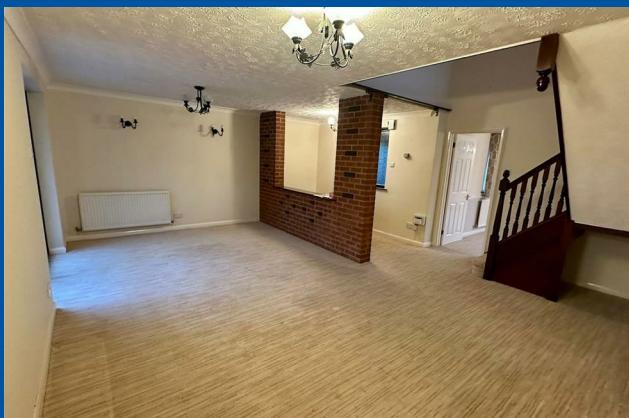
**£475,000  
FREEHOLD**

Situated on the outskirts of Hereford City, a spacious four bedroom detached family home being sold with the added benefit of 'NO ONWARD CHAIN'. The property which offers flexible accommodation throughout benefits from gas central heating, double glazing, a large driveway and private rear garden. A viewing is highly recommended.

**Flint  
&  
Cook**

# CANON PYON ROAD

- Situated on the north-west fringe of the city
- Detached family home
- Four double bedrooms, one en-suite
- Large driveway and private rear garden
- Sold with no onward chain!
- Must be viewed!



## Ground floor

With double doors leading into the

## Entrance Porch

With entrance door leading into the

## Entrance Hall

With stairs leading to the first floor, an opening into the dining area and door through to the

## Lounge

With fitted carpet, radiator, coving & dado rail, ceiling light point, double glazed window to the side aspect with feature double glazed bay window to the front, an inset woodburning stove with surround.

## Dining Area

With fitted carpet, radiator, two ceiling light points and two fitted wall lights, there is a useful storage cupboard, patio doors lead out to the conservatory with further doors leading to

## Kitchen/Breakfast Room

Fitted with matching wall and base units, with work surface space over, a 1 1/2 bowl sink and drainer unit, four ring gas hob with eye level double oven, under counter space for a dishwasher and space for a freestanding fridge freezer, two ceiling light points, tiled floor, dual aspect double glazed windows to the front and side aspects and doors into

## Conservatory

With tiled floor, ceiling fan with light, double glazed windows and doors leading out to the rear garden.

## Utility Room

Fitted base units with work surfaces over and tiled splash backs, sink and drainer unit, under counter space for washing machine and space for a further freestanding fridge/freezer, wall mounted gas central heating boiler, double glazed window and door leading out to the rear garden with a door leading into the downstairs W/C and archway into the study.

## Downstairs W/C

Fitted with a low flush W/C, wash hand basin, ceiling light point, tiled floor and window to the side aspect.

## Study

A flexible space which could make a fantastic home office space or playroom with window and door out to the rear garden and further door leading into the remainder of the garage/ store room.

## Bedroom One with En-Suite

With double glazed window to the side aspect, radiator, ceiling light point, coving, two double fitted wardrobes and door leading into the Ensuite Bathroom with three piece suite comprising panelled bath with electric shower over, low flush w/c, pedestal wash hand basin and tiled surround.

## Galleried Landing

A fantastic light and open area making it a real feature of the property with space for a home office or additional seating area with fitted carpet, ceiling light points, velux window, loft hatch and doors leading into

## **Bedroom Two**

With fitted carpet, ceiling light point, double glazed window and access door into the eaves storage.

## **Bedroom Three**

With fitted carpet, ceiling light point, double glazed window and access door into the eaves storage.

## **Bedroom Four**

With fitted carpet, ceiling light point, double glazed window and access door into the eaves storage.

## **Bathroom**

A full suite comprising corner bath, fitted shower cubicle with electric shower head over, low flush W/C, bidet, pedestal wash hand basin, double glazed window and ceiling light point.

## **Outside**

To the front, a large driveway offers multi-vehicle parking and access to the garage store. Side access leads to a beautifully maintained rear garden, where level lawns and mature fruit trees create a peaceful backdrop for two separate patio seating areas. The outdoor space is well-equipped with a wood store, a permanent brick storage shed, and a further timber garden shed.

## **Directions**

From Hereford City Centre, proceed West along Whitecross Road, at the Monument roundabout take the third exit onto Three Elms Road, proceed past the Three Elms public house to the traffic lights and proceed straight over onto the Canon Pyon Road where the

property is situated a short distance down on the right hand side as indicated by the agents for sale board.

## **Money Laundering**

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

## **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## **Outgoings**

Water and drainage rates are payable.

## **Property Services**

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

## **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## **Tenure & Possession**

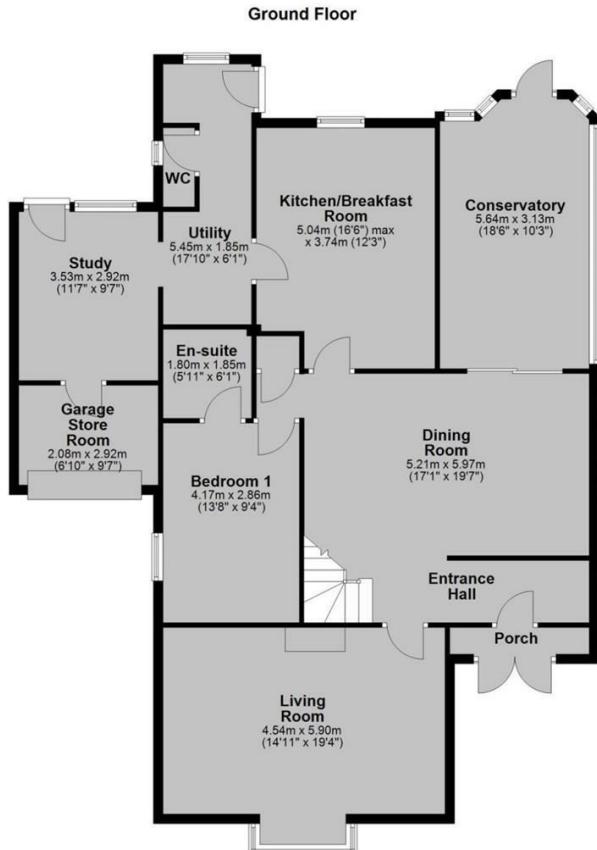
Freehold - vacant possession on completion.

## **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

# **CANON PYON ROAD**





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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		69	74
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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