



17 BARRICOMBE DRIVE

MOOR FARM, HEREFORD HR4 0NU

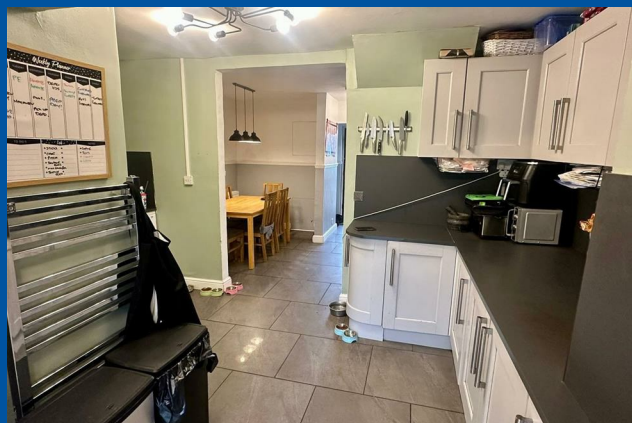
£229,500
FREEHOLD

Pleasantly situated in this well established residential location, a deceptively spacious 3 bedroom house offering ideal family accommodation. The property has the added benefit of gas central heating, generously sized living accommodation, off-road parking and we recommend an internal inspection.



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- Popular residential location • Deceptively spacious 3 bedroom house • 2 reception rooms, dining hall & kitchen • Off road parking • Private rear garden • Ideal family home



Open Plan Dining Hall

Entered through a glazed panelled door and having a tiled floor, carpeted staircase to the first floor, large under stairs storage area, radiator, door to the lounge and square arch through to the

Kitchen

Fitted with a 1 1/2 half bowl sink unit with pot wash style mixer tap, an extensive range of wall and base cupboards, ample work surfaces with splash backs, Swiss granite tiled floor, built-in double oven and 4 ring gas hob with cooker hood over, double glazed double doors to the rear patio and garden, space and plumbing for a washing machine and tumble dryer, space for American style fridge/ freezer, space and plumbing for a dishwasher, cupboard housing the Worcester gas central heating boiler, heating thermostat, central lights.

Lounge

With a double glazed window to the front aspect, radiator and open plan access to the

Family Room

With double glazed sliding patio door through to the

Lean to Conservatory

With access to the garden.

First Floor Landing

With a double glazed window to the rear and doors to

Bedroom 1

With double radiator, double glazed window to the front aspect and a corner wardrobe.

Bedroom 2

With double radiator, double glazed window to the front aspect, loft access hatch and built in wardrobe.

Bedroom 3

With radiator and double glazed window to the rear.

Bathroom

Fitted with a with P-shaped bath with rain water style shower over, wash hand basin, low flush WC, double glazed window, ladder style towel rail/ oblique radiator.

Outside

To the front of the property there is a brick paved drive providing off-road parking. To the rear is a paved patio area providing the perfect entertaining space. The remainder of the garden is laid to lawn and all enclosed by fencing to maintain privacy. There is also a detached summer house/store shed.

Directions

Proceed west out of Hereford city along Whitecross Road taking the third exit of the Monument roundabout onto Three Elms Road. Take the first right into Moor Farm Lane and then first left into Barricombe Drive.

Property Services

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

Outgoings

Council tax band 'B' - £1,889 for 2025/2026
Water and drainage rates are payable.

Viewing

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

Money Laundering Regulations

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

Tenure & Possession

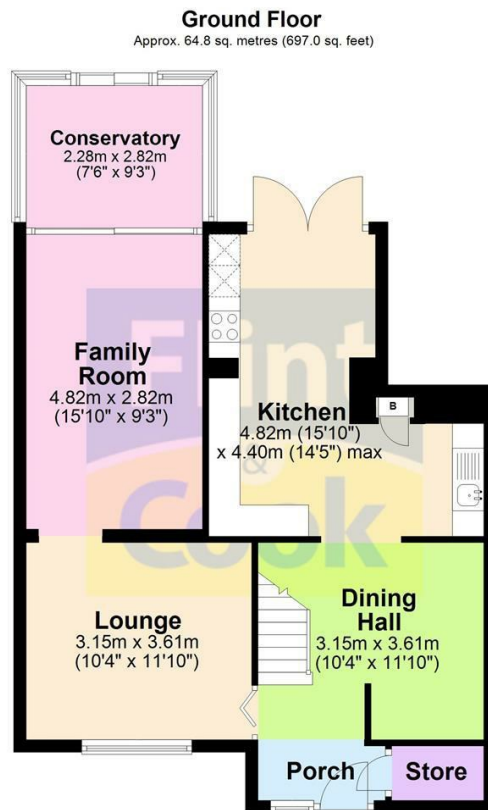
Freehold - vacant possession on completion.

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.

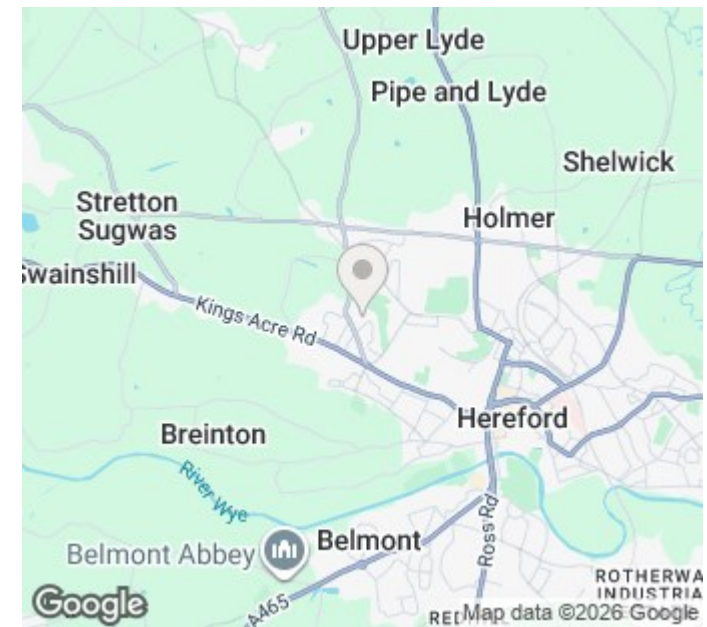
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Total area: approx. 104.8 sq. metres (1127.8 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	

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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