



## SPRINGFIELD HOUSE WITHINGTON

HEREFORD, HR1 3RY

£340,000  
FREEHOLD

An excellent detached house which is conveniently located in the heart of the sought after village of Withington, about 4.5 miles east of the cathedral city of Hereford.

Within the village there is a shop, post office, fish and chip shop, primary school, church, village hall, sports playing field and a public house (The Cross Keys). Constructed to an individual design in the 1990s, the property has gas central heating and replacement double glazing and offers ideal family accommodation with ample off road parking and an enclosed rear garden.



# SPRINGFIELD HOUSE

- 3 bedrooms • Manageable garden • Ample parking • Gas central heating & double glazing • Detached House • Popular village location



## Canopy Porch

With door to

## Entrance Hall

With radiator, central heating thermostat, staircase leading up to the first floor and window to the front.

## Kitchen/Dining Room

With base and wall cupboards, work surfaces, With 1 ½ bowl sink unit with mixer tap over, built in luxury 4 ring gas hob with extractor hood over, freestanding small dishwasher, 2 radiators, under stairs storage cupboard, window and patio doors to the rear and door to the

## Lounge

With radiator, window to the front and fitted shelving.

## Utility Room

With radiator, space and plumbing for a washing machine, wall mounted gas fired central heating boiler, storage cupboard, window and door to the rear.

## First Floor Landing

With access hatch to the roof space and smoke alarm.

## Bedroom 1

Fitted with a mirror fronted wardrobe. radiator and a window to the front.

## Bedroom 2

Fitted with a mirror fronted wardrobe. radiator and a window to the rear.

## Bedroom 3

With a built in storage cupboard, radiator and window to the front,

## Shower Room

With tiled shower cubicle and mains fitment, wash hand basin, WC, tiled floor and window.

## Bathroom

With white suite comprising enamel bath with mixer tap and shower attachment, wash hand basin, WC, separate tiled shower cubicle with mains fitment, 2 ladder style radiators, extractor fan.

## Outgoings

Council tax band D - £2,414 payable for 2025/2026 Water and drainage rates are payable.

## Money Laundering Regulations

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

## Services

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

## Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

## Outside

The property is approached via a gravelled drive with a parking space to the side, the front garden is laid to gravel and planted with a range of ornamental shrubs, all enclosed and by iron fencing. There is side access to the rear garden which has been designed for easy

maintenance and is mostly gravelled with a paved patio area, outside lighting, water tap, store shed. There is a garage which has been part converted with storage on the front.

### Directions

From Hereford proceed on the A4103 towards Worcester then turn left towards Withington (Withies Road) and second right into Hillview Avenue then take the first left into Meadow Close and the property is located at the end of the cul-de-sac on the right hand side.

### What3Words

///pulled.century.balancing

### Outgoings

Council tax band D

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### Opening Hours

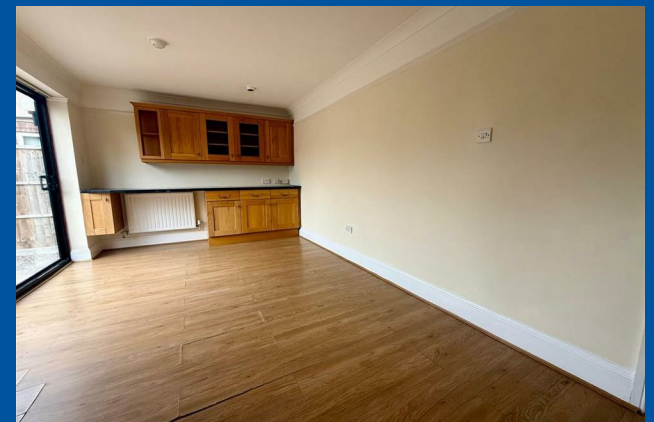
Monday - Friday 9.00 am - 5.30 pm

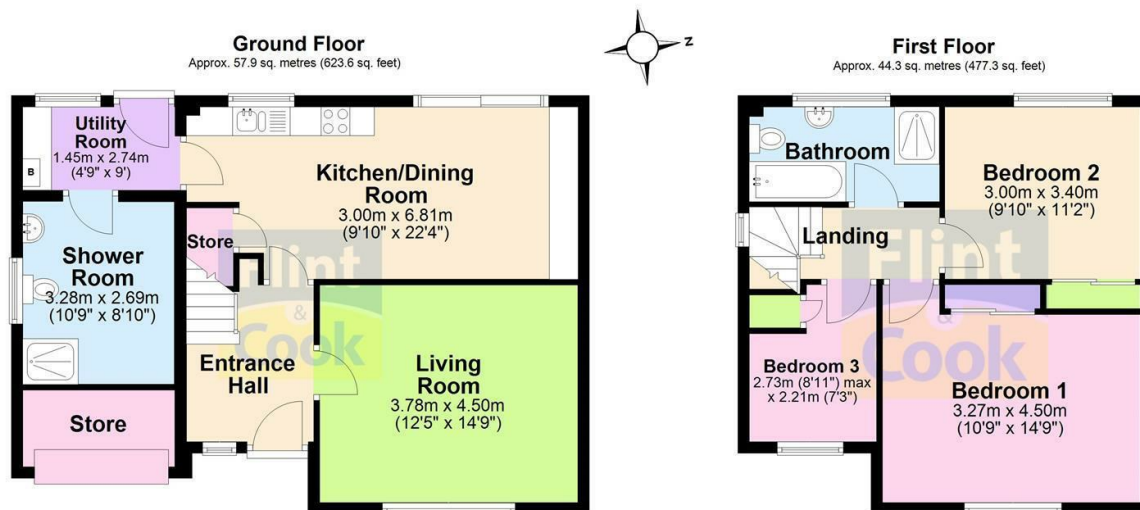
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## SPRINGFIELD HOUSE





Total area: approx. 102.3 sq. metres (1101.0 sq. feet)



| 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>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
|                                             |                         |           |

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

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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