



16 CROSSWAYS

PETERCHURCH, HEREFORD HR2 0TG

£165,000
LEASEHOLD

Peacefully situated in this popular village location, a well maintained 2 bedroom bungalow offering ideal retirement accommodation. The property has the added benefit of central heating, double glazing, modern kitchen and shower room, easy to maintain gardens, off road parking and we recommend an internal inspection.



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- Popular village location
- Well maintained 2 bedroom bungalow
- Large lounge & conservatory
- Modern fitted kitchen & shower room
- Short term lease - cash buyers only
- Ideal for retirement



Entrance Porch

With tiled floor, double glazed windows, electric light, storage space and a glazed panelled door through to the

Reception Hall

With radiator, partially panelled walls, large store cupboard with hanging rail and a glazed panelled door to the

Lounge

With fitted carpet, 2 radiators, exposed beam effect ceiling, dado rail, ornamental fire surround with hearth and display mantel over, double glazed side window and double glazed sliding patio door to the

Conservatory

Of uPVC construction with laminate flooring, opening windows and a door to the garden.

Kitchen/Dining Room

With 1 1/2 bowl sink unit and mixer tap, an extensive range of wall and base cupboards, ample work surfaces with tiled splash backs, laminate flooring, space for a dining table, radiator, recess ideal for an upright fridge/freezer, large pull out pantry style cupboard, space and plumbing for a slimline dishwasher and washing machine, double glazed windows with roller blinds, built in double oven and 4 ring induction hob and door to the

Utility Room

Fitted with a range of store cupboards, laminate flooring, work surface with space below for a tumble dryer and a partially double glazed door to the outside.

Bedroom 1

With fitted carpet, radiator, double glazed window overlooking the rear garden, space for wardrobes.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect.

Shower Room

With a modern suite comprising low flush WC, vanity wash hand basin with storage below, further storage over and mirror with lighting, tiled shower cubicle with glazed sliding doors, Velux roof light, tiled floor and wall surround for easy maintenance, ladder style towel rail/radiator.

Outside

The rear garden has been landscaped making it easy to maintain and is bordered by flowers and shrubs with a feature apple tree all enclosed by fencing and hedging for privacy. The front garden has gates opening onto a drive which provides off road parking

Agents' Note

The property is currently offered on a leasehold basis with 47 years remaining at an annual ground rent of £30. We have received notice from the vendors that the freehold would be available for purchase at an approximate cost of £12,000 to include surveyors and solicitors legal costs.

Property Services

Mains water, electricity and drainage are connected. Air source heating.

Outgoings

Council tax band 'A' - £1,613 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A465

Abergavenny Road, turn right for Clehonger, left to Kingstone and then follow the signs to Peterchurch. On entering Peterchurch turn right for Stockley Hill and no 16 is in the first cul-de-sac on the left hand side.

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

Money Laundering Regulations

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

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Total area: approx. 69.3 sq. metres (746.1 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	82	
(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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