





# 16 CROSSWAYS PETERCHURCH, HEREFORD HR2 OTG

£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.



## 16 CROSSWAYS

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, doble 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 tot he

#### 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 plash 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, worksurface 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.

## 16 CROSSWAYS





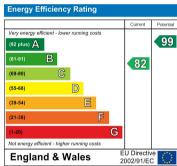




Total area: approx. 69.3 sq. metres (746.1 sq. feet)

## EPC Rating: B Council Tax Band: A





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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