



15 HANBURY GREEN

SHOBDON, LEOMINSTER HR6 9NS

£210,000
FREEHOLD

Situated in the popular village of Shobdon, a well presented two double bedroom mid terraced property offering an ideal home for a first time buyer or investor. The property benefits from ample driveway parking, an enclosed rear garden and a large single garage. A viewing is highly recommended.



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- Two double bedrooms • Driveway parking & Garage • Popular village location • Electric heating & double glazing • Ideal for a first time buyer • Must be viewed!



Ground Floor

With newly fitted entrance door leading into the

Entrance Hall

With laminate flooring, stairs leading up, central ceiling light, wall mounted night storage heater, wall mounted fuse box, useful under stair storage, an opening into the kitchen and door leading to the

Living Room

A spacious lounge with double glazed sliding doors out to the rear garden, feature open fireplace with stone surround, tiled hearth and wooden mantle over, central ceiling light, two storage heaters and laminate flooring.

Kitchen

Fitted with a range of matching wall and base units with ample work surfaces with tiled splash backs over, a stainless steel sink and drainer unit, freestanding electric oven and hob, space and plumbing for an under counter washing machine and space for a freestanding fridge/freezer, double glazed window to front and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, airing cupboard with the hot water system and doors to

Bedroom One

A spacious double bedroom to the rear of the property with a double glazed window and shutter blinds overlooking the rear garden, fitted carpet, ceiling light point, electric panel heater and large fitted wardrobe.

Bedroom Two

A second double bedroom with central ceiling light, double glazed window to the front aspect with fitted shutter blinds, fitted carpet, electric heater and useful storage cupboard.

Bathroom

Three piece suite comprising a panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, ceiling light point and extractor.

Outside

The sliding doors open onto a concrete patio which continues to a paved patio. The remainder of the garden is laid to lawn and enclosed by fencing with a useful wooden storage shed and an access pathway leading to the rear of the garage.

To the front there is a stoned driveway providing off road parking with useful outside tap.

Single Garage

A good sized single garage with light, power, double opening doors to the front and useful personal door to the rear.

Directions

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 drainage are connected.

Electric heating.

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

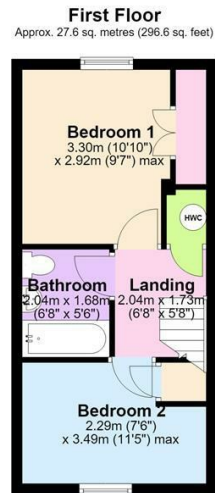
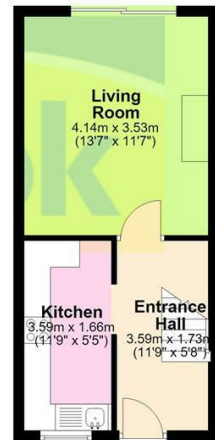
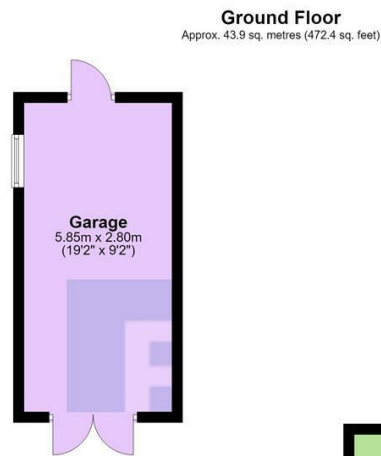
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 71.4 sq. metres (769.0 sq. feet)



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

EPC Rating: Hereford Council Tax Band: B

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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