24 BURTON WOOD

WEOBLEY, HEREFORD HR4 8SU

Asking Price £315,000

FREEHOLD

This attractive detached property occupies a corner position almost opposite the primary school in the heart of the highly favoured 'black and white' village of Weobley which lies between the cathedral city of Hereford (11 miles) and the market town of Leominster (10 miles).

Flint & Cook

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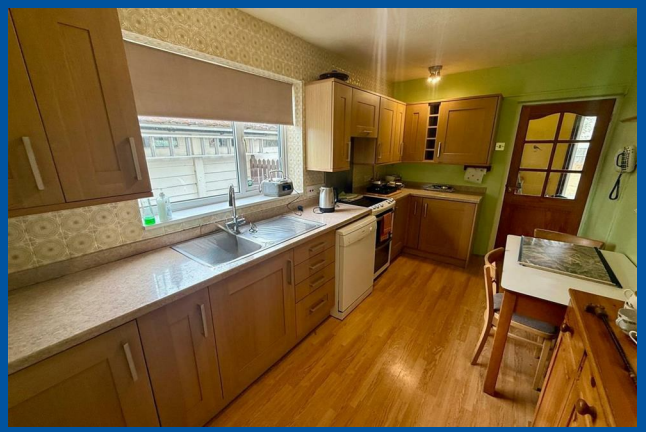
• An excellent detached house • Convenient and popular village location • Three bedrooms • LPG gas central heating and double glazing • Parking and garage • Very large gardens - about a third of an acre



Weobley is a very active village and offers a range of amenities including a bowls club, public house, doctors' surgery, church, restaurant, coffee shop, general stores/post office, primary and secondary schools and there are local golf courses at Wormsley, Burghill and Kington.

Constructed in the 1950s, the property has replacement double glazing and LPG gas central heating but would now benefit from a degree of updating to provide an excellent family home with the benefit of off-road parking, garage and extremely large gardens which extend to approximately a third of an acre.

Recessed Porch with tiled floor and door to

Entrance Hall
With radiator and understairs storage area.

Lounge
With windows to front and rear, radiator and coal effect LPG gas fire (with back boiler providing central heating).

Dining Room
With former fireplace, radiator and window to front.

Kitchen
Fitted with a range of Oak style base and wall mounted units with worksurfaces, sink unit, plumbing for dishwasher, electric cooker point, radiator, window to rear and door to

Utility Area
With window, patio doors, electric fuse-board and meter.

Downstairs Cloakroom
With WC, wash hand basin, plumbing for washing machine and window.

A staircase leads from the Entrance Hall to

First Floor Landing
With window, radiator and hatch to roof space.

Bedroom 1
With fitted wardrobes, two radiators and windows to front and rear.

Bedroom 2
With radiator and window to front.

Bedroom 3
With radiator and window to rear.

Shower Room
With shower cubicle with mains fitment, wash hand basin, WC, radiator, window, airing cupboard with hot water cylinder and electric immersion heater.

Outside
The property is approached via a pedestrian gate and pathway. The large front garden is enclosed by hedging with a range of ornamental shrubs and trees.

To the side there is vehicle access via double gates onto a gravelled driveway.

DETACHED GARAGE

To the eastern side of the property there is a very large garden which is mainly lawned and again enclosed by hedging and fencing with a range of ornamental shrubs, paved patio areas, SUMMERHOUSE, GARDEN SHED, MOWER STORE, GREENHOUSE and WORKSHOP.

There is plenty of potential for a residential dwelling within the garden (subject to necessary consents), see Agents' Note below.

Agents' Note

There will be an overage uplift clause whereby should residential planning permission be received or approved within 25 years, then 25% of the increase in value will be payable to the vendors or their successors in title. Please contact the Agents for further details.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

What3words ///perfectly.fittingly.briefing

From Hereford city centre proceed initially towards Brecon on the A438 (Whitecross Road) . At the Whitecross roundabout take the third exit onto Three Elms Road (A4110 towards Knighton). Continue to the traffic lights at the crossroads, turn left and then turn immediately right signposted Weobley. Continue for approximately 8 miles, past Weobley Bowling Club and then turn right into Burton Wood. Continue past the secondary and primary schools and the property can be found on the left hand side as indicated by the agents For Sale board.

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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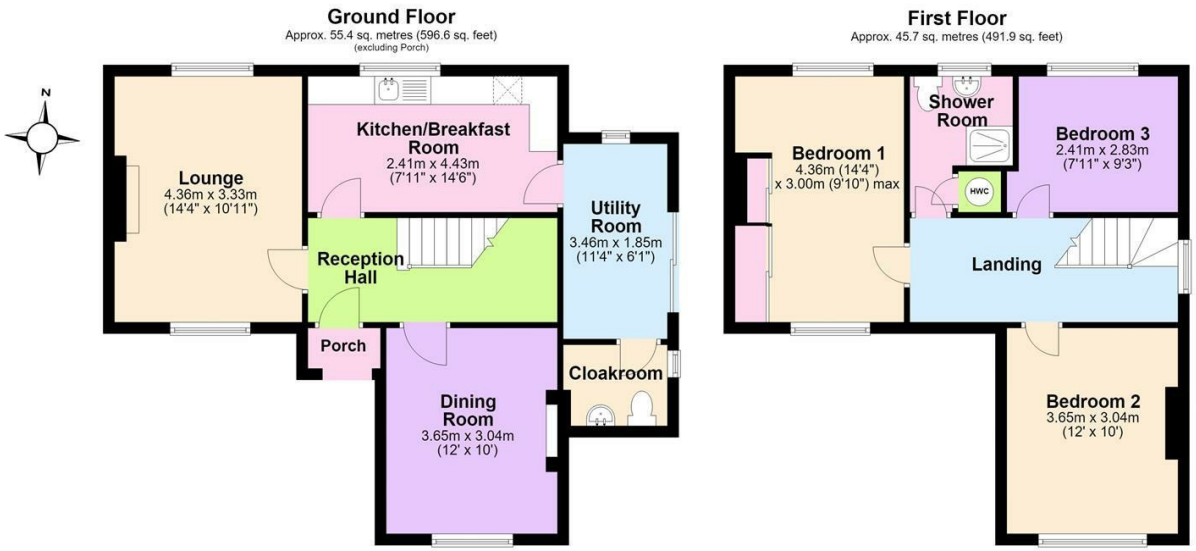

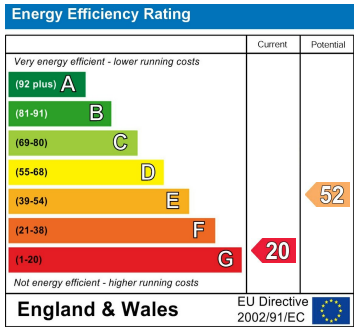

Total area: approx. 101.1 sq. metres (1088.5 sq. feet)

24 Burton Wood, Weobley, Hereford

EPC Rating: G Herefordshire Council Tax Band: C

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk