



## 15 GARNSTONE DRIVE WEOBLEY, HEREFORD HR4 8TH

£279,950  
FREEHOLD

Peacefully situated in one of Herefordshire's most highly sought after village locations, an impressive 2 bedroom semi-detached house offering ideal first-time buyer/retirement accommodation. The property, which is beautifully presented throughout, has the added benefit of LPG central heating, double glazing, modern kitchen and bath/shower rooms, attractive rear garden and we strongly recommend an internal inspection.





## 15 GARNSTONE DRIVE

- Impressive 2 bedroom semi-detached house
- Highly sought after location
- Large living room and fitted kitchen
- 2 en-suite bath/shower rooms
- Attractive private rear garden
- Must be viewed



Hereford and Leominster are both within easy driving distance but the popular village of Weobley offers an extensive range of amenities including shop, public house, restaurant, church, primary and secondary schools, countryside walks, doctor's surgery and daily bus services.

Canopy Porch with entrance door through to

### Reception Hall

With feature flooring, radiator, central heating thermostat, stairs to the first floor and door to

### Downstairs Cloakroom

With low flush WC, pedestal wash hand basin, tiled splashback, radiator, double glazed window, recessed spotlighting, display shelf and feature flooring.

### Living Room

An impressive light and airy room with fitted carpet, two radiators, double glazed window and double glazed double French doors overlooking the rear patio and garden, useful understairs store cupboard and open plan access to

### Kitchen

Fitted 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, range of integrated appliances including oven, fridge freezer, gas hob with splashback and cooker hood over, feature flooring and double glazed window to the front aspect enjoying a pleasant outlook.

### First Floor Landing

With fitted carpet, access hatch to loft space, built-in store cupboard with shelving and door to

### Bedroom 1

With fitted carpet, radiator, two double glazed windows to the front aspect, large built-in double wardrobe with further single wardrobe to the side and door to

### En Suite Bathroom

With suite comprising panel bath with partially tiled wall surround, pedestal wash hand basin with touch-light mirror and shaver socket over, low flush WC, corner shower cubicle with glazed sliding door, tiled floor, double glazed side window, ladder style towel rail/radiator, recessed spotlighting and extractor fan.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the rear, built-in double wardrobe and door to

### En Suite Shower Room

With suite comprising low flush WC, pedestal wash hand basin with touch-light mirror over and shaver socket, shower cubicle with glazed folding door, recessed spotlighting, tiled floor, ladder style towel rail/radiator, double glazed window and extractor fan.

### Outside

To the front of the property is parking space for two vehicles.

To the immediate rear of the property is a paved patio

area leading onto the main of the garden which has been attractively landscaped with a variety of flowers and shrubs and is enclosed by fencing and hedging to maintain privacy. Useful STORE SHED and side access gate.

#### Property Services

Mains water, electricity and drainage. LPG central heating.

#### Outgoings

Water and drainage rates are payable.

Development communal charge of £200 per annum for maintenance.

#### Directions

Proceed west out of Hereford City on Whitecross Road, taking the second exit at the monument roundabout onto Kings Acre Road (A438). After passing Blue Diamond Garden Centre, turn right onto the A480. Continue along the A480 through Credenhill, Turn right onto the B4230 signposted to Weobley. On entering the village, take the first turning right, continuing straight ahead and then after passing the doctor's surgery on the right hand side, turn left into Garnstone Drive. Number 15 can be found on the left hand side.

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

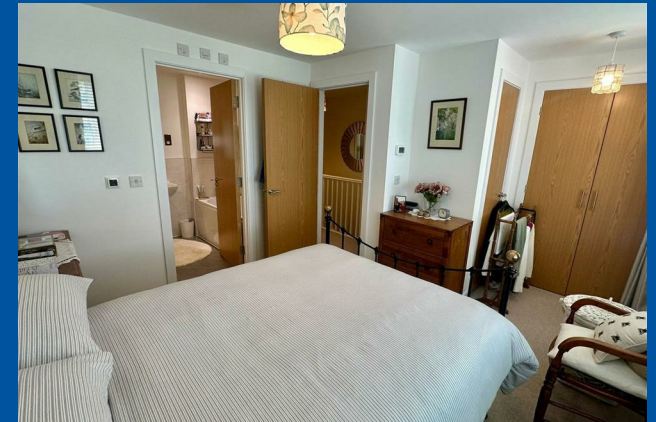
Monday - Friday 9.00 am - 5.30 pm

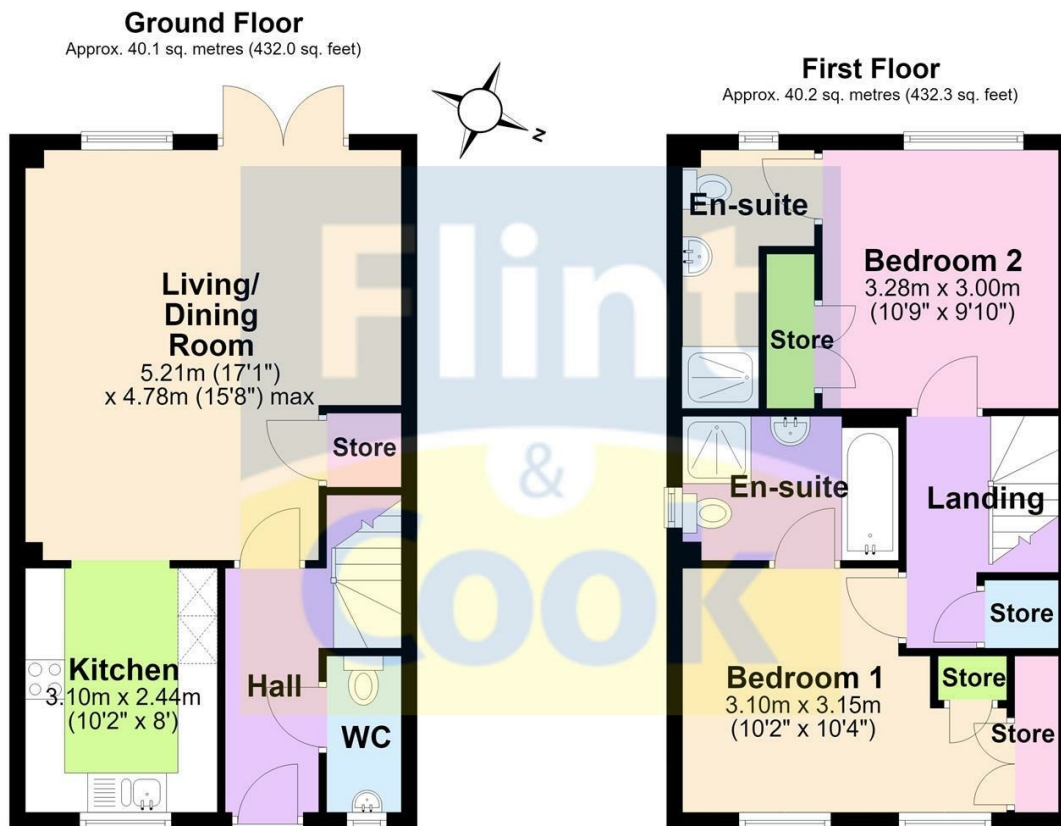
Saturday 9.00 am - 1.00 pm

#### Money Laundering Regulations

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

## 15 GARNSTONE DRIVE





Total area: approx. 80.3 sq. metres (864.3 sq. feet)

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



| 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 |           |

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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