



47 WITHIES CLOSE WITHINGTON, HEREFORD HR1 3PS

£199,950
FREEHOLD

The property, which is offered for sale with no onward chain has the benefit of gas central heating, double glazing, easy to maintain gardens, and we recommend an internal inspection.



47 WITHIES CLOSE

- Popular village location
- Spacious 3 bedroom terraced house
- Gas central heating & double glazing
- Easy to maintain gardens
- Ideal for first time buyers
- no onward chain



Entrance Porch

With uPVC entrance door, fitted carpet, meter cupboard, large walk in store cupboard with shelving and a partially glazed door to the

Reception Hall

With fitted carpet, radiator, turning carpeted staircase to the first floor, understairs store cupboard, a further range of useful store cupboards and door to the

Kitchen

With single drainer sink and mixer tap, wall and base cupboards, work surfaces with splashbacks, double glazed window and door to the rear, radiator, vinyl flooring, space for appliances, built-in oven and hob with extractor hood over and door to the

Living Room

A light and airy room with fitted carpet, 2 radiators, wall-mounted electric heater, double glazed windows to both the front and rear.

First Floor Landing

with fitted carpet, access hatch to loft space. Door to the airing cupboard with radiator and shelving.

Bedroom 1

With fitted carpet, radiator, built-in wardrobe and a large double glazed window to the rear, enjoying a pleasant outlook with the countryside in the distance.

Bedroom 2

With fitted carpet, radiator, built-in wardrobe also housing the gas central heating boiler and a double glazed window to the rear enjoying a pleasant outlook.

Bedroom 3

With fitted carpet, radiator and a double glazed window to the front aspect with vertical blinds.

Bathroom

Fitted with a suite comprising bath with shower over and glazed screen, pedestal wash hand basin, radiator and a double glazed window.

Outside

To the front of the property is a good sized garden that has been laid to chippings for easy maintenance, enclosed by hedging and fencing and with potential to provide off road parking subject to the necessary consent and approval. To the immediate rear of the property is a paved patio area with steps leading onto the remainder of the garden which is mainly to lawn with a further paved area and useful rear access gate.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed north out of Hereford along Commercial Road, crossing over the railway bridge onto Aylestone Hill continue over the hill, turning right at the roundabout onto the main Worcester Road - A4103. After passing Radway Garden Centre, take the next turning left signposted to Withington and after approximately 800 yards turn right into Withies Close.

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.

Tenure & Possession

Freehold - vacant possession on completion.

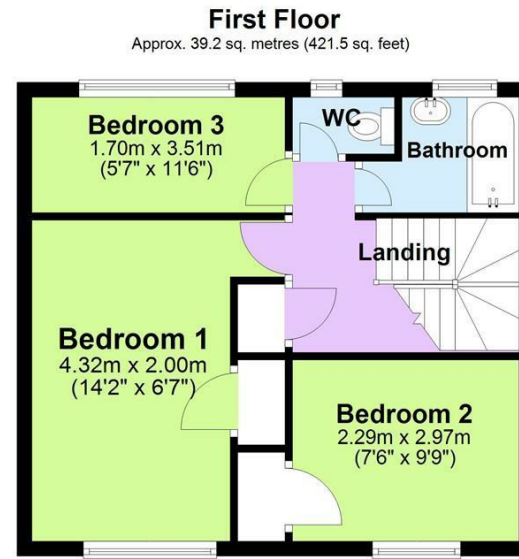
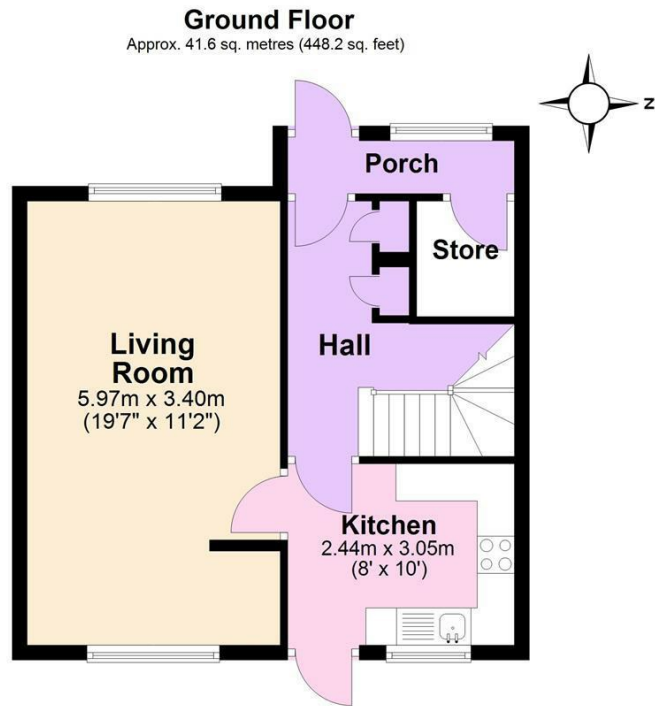
Residential lettings & property management

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.



47 WITHIES CLOSE





Total area: approx. 80.8 sq. metres (869.7 sq. feet)

EPC Rating: C Hereford Council Tax Band: B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 74 | |
| (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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