



## 82 CROSSWAYS

PETERCHURCH, HEREFORD HR2 0TQ

£169,950  
FREEHOLD

Situated in this popular village location, a well-presented two-bedroom bungalow offering ideal accommodation for first-time buyers or those looking to downsize. The property benefits from a low-maintenance courtyard garden, single garage, and is offered for sale with the added advantage of no onward chain. An early viewing is highly recommended.



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- Sold with no onward chain
- Purpose built bungalow
- Two bedrooms
- Garage, courtyard garden & parking
- Popular village location
- Must be viewed!



## Ground Floor

With double glazed sliding doors opening into the

## Entrance Porch

With tiled floor, electric meter and upvc double glazed door leading into the

## Reception Hall

With fitted carpet, coving, ceiling light point, loft hatch, wall mounted electric heater, opening into the kitchen and door into the living room.

## Kitchen

Comprising matching wall and base units with ample work surface over and tiled splashbacks, stainless steel sink and drainer, freestanding electric cooker, and under-counter space for a washing machine and fridge. Dual-aspect double-glazed windows and wall-mounted fuse box.

## Living Room

With fitted carpet, coving, ceiling light point, wall mounted electric heater, double glazed sliding doors out to the conservatory and door into the inner hallway.

## Conservatory

With fitted carpet, power points, double glazed windows and door out to the courtyard garden.

## Inner Hallway

With fitted carpet, ceiling light point, wall mounted electric heater, airing cupboard housing the hot water system and additional storage cupboard with fitted shelving, doors then lead to

## Bedroom One

A spacious double bedroom with fitted carpet, electric heater, ceiling light point and double glazed window overlooking the courtyard garden.

## Bedroom Two

With fitted carpet, ceiling light point, electric heater and built in double storage cupboard.

## Shower Room

Comprising a large walk in shower with tiled surround and electric shower, low flush w/c, wash hand basin with tiled splash back, electric heater and ceiling light point.

## Outside

The property benefits from a low maintenance courtyard paved to patio and enclosed by brick walling and fencing. Double gates open to the front with a separate pedestrian access gate. There is a single garage with light, power and up and over door to the front.

## 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 the village turn right sign posted to Stockley Hill and the second left in to Crossways.

## 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.

### 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.

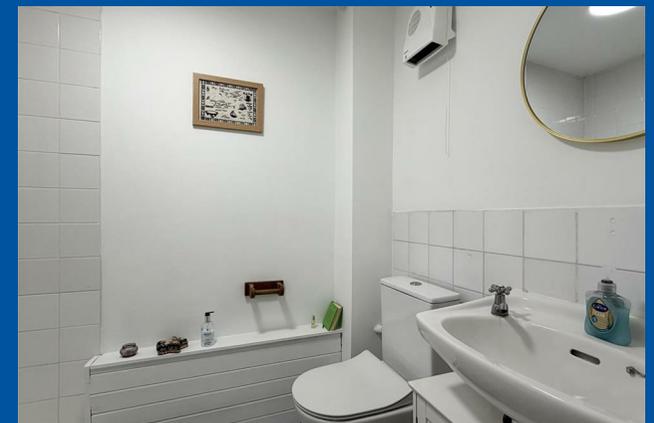
### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

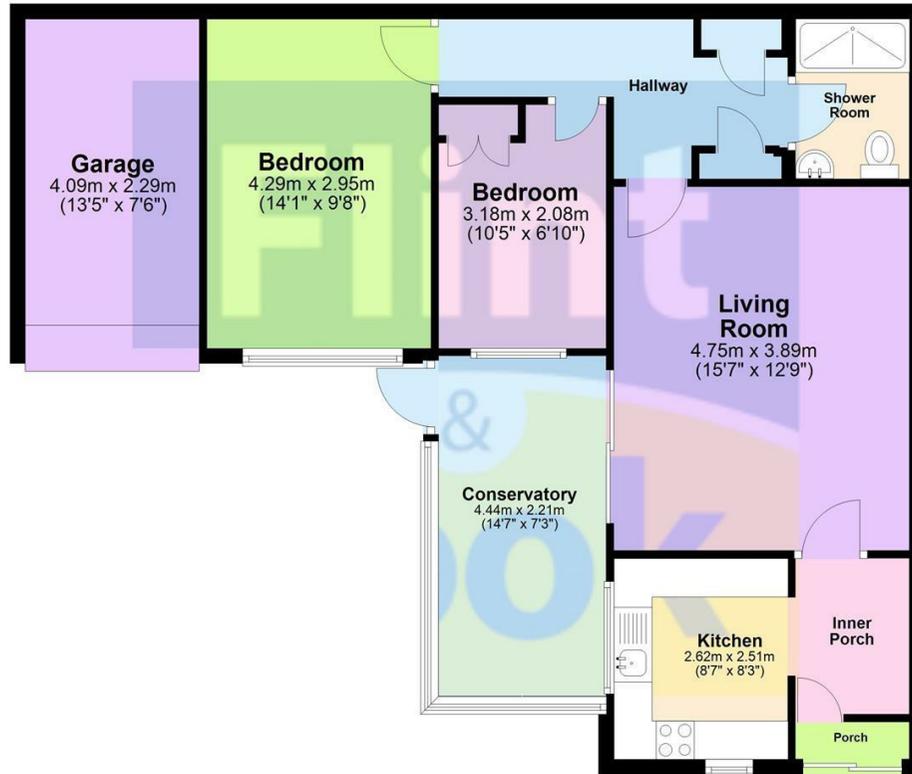
Strictly by appointment through the Agent (01432) 355455.

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### Ground Floor

Approx. 80.3 sq. metres (864.8 sq. feet)  
(excluding Porch)



Total area: approx. 80.3 sq. metres (864.8 sq. feet)

**EPC Rating: E**    **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		42	
(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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