



## 11 DEERFOLD

HEREFORD HR2 7LH

£222,500  
FREEHOLD

Situated in this popular residential location south of Hereford City, a spacious three bedroom end of terraced home offering ideal accommodation for first time buyers or small families. Benefitting from gas central heating, double glazing, three good sized bedrooms, two receptions and a modern fitted kitchen. A viewing is highly recommended.



# 11 DEERFOLD

- End terraced house
- Three bedrooms, two receptions
- Good sized front & rear gardens
- Ideal home for first time buyers or small families
- Well presented throughout
- Must be viewed!



## Ground Floor

With entrance door into the

### Entrance Porch

With wood effect flooring, space for coat and shoe storage, two ceiling light points and two doors leading into the utility room & entrance hallway.

### Entrance Hallway

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up with useful understair storage and doors into

### Kitchen

Comprising matching wall and base units with ample work surface space over, stainless steel sink and drainer unit, four ring gas hob with extractor over and electric oven below, integrated dishwasher, washing machine and under counter fridge, tiled floor, double glazed window and door to the rear, door into the utility, and door leading into the dining room.

### Living Room

With fitted carpet, radiator, ceiling light point, part panelled wall, double glazed window to the front aspect, feature fireplace with a multi fuel stove (wood and coal), a large opening into the

### Dining Room

With fitted carpet, central ceiling light, radiator, double glazed sliding doors to the rear garden, part panelled wall and door leading into the kitchen.

## Utility Room

With matching wall and base units with work surface space over and tiled splash backs, wood effect flooring, radiator, wall mounted fuse box, under counter space for washing machine and fridge or freezer, useful storage cupboard and door leading into the kitchen.

## First Floor Landing

With fitted carpet, ceiling light point, airing cupboard housing the gas central heating boiler and doors to

### Bedroom One

A large double bedroom with panelled wall, radiator, ceiling light point, fitted carpet, double glazed window to the front aspect and useful built in wardrobe.

### Bedroom Two

A second good sized double bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front and useful built in storage cupboard.

### Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and useful built in wardrobe cupboard.

## Bathroom

Comprising panelled bath with electric shower over, part tiled surround, pedestal wash hand basin with tiled splash back, recess spotlights, double glazed window and chrome heated towel rail.

## Toilet

With low flush w/c, ceiling light point, radiator and double glazed window.

### Outside

To the front there is a low maintenance stoned garden enclosed by fencing accessed via an iron gate. To the rear there is a good sized garden laid to a mix of lawn and patio enclosed by fencing with a large wooden storage shed and side access gate.

### Directions

From Hereford proceed south on the A49 Ross Road , straight over the traffic lights by St Martins Church and then take the 1st turning right into Pencroft Road then right into Hillside Ave and 1st right into Deerfold and the property is located in the far right hand corner.

### 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, drainage and gas are connected. Gas-fired central 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.

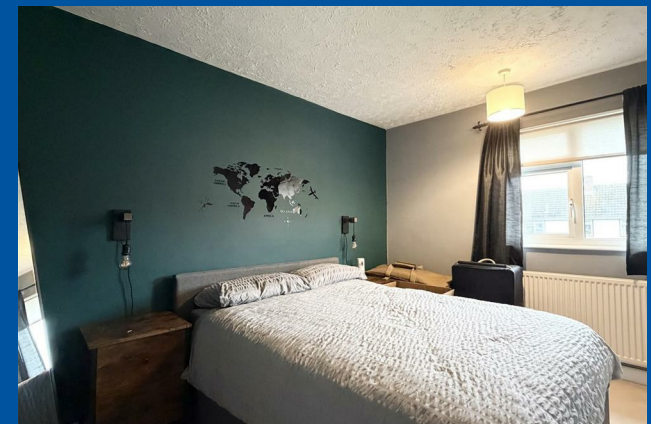
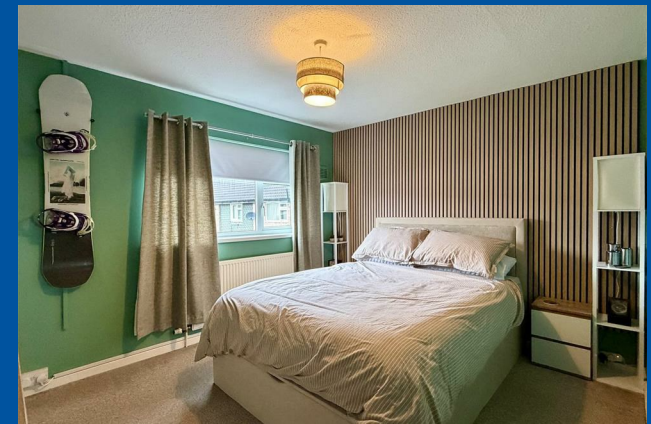
### Tenure & Possession

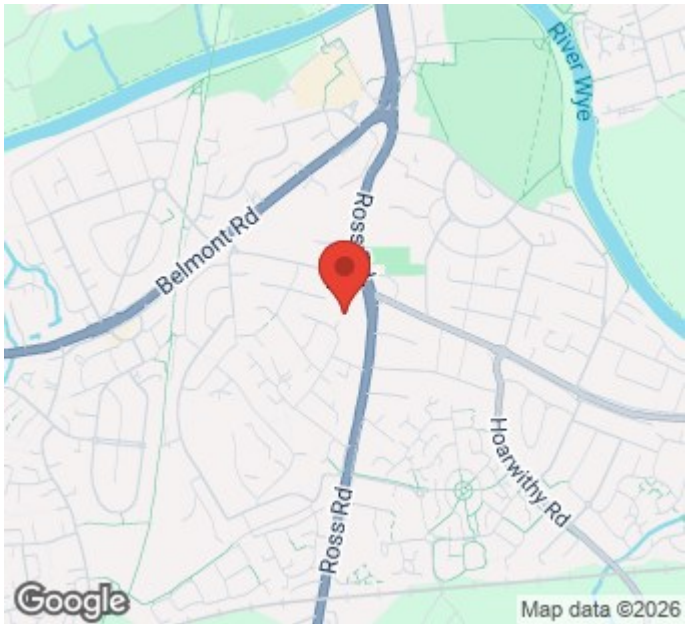
Freehold - vacant possession on completion.


### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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| Energy Efficiency Rating                           |  | Current  | Potential |
|--|--|--|-----------|
| <i>Very energy efficient - lower running costs</i> |  |  |           |
| (92 plus) A  |  |  |           |
| (81-91) B  |  |  |           |
| (69-80) C  |  |  | 83        |
| (55-68) D  |  | 69   |           |
| (39-54) E  |  |  |           |
| (21-38) F  |  |  |           |
| (1-20) G   |  |  |           |
| <i>Not energy efficient - higher running costs</i> |  |  |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

**EPC Rating: C 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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