



## 9 MILESTONE WAY

WHITESTONE, HEREFORD HR1 3TG

Asking Price £295,000  
FREEHOLD

Situated in this peaceful rural location an impressive 3 bedroom detached bungalow which is in excellent decorative order throughout, with easy to maintain landscaped gardens and offering ideal accommodation for those looking to downsize. A viewing is highly recommended.



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- Modern detached bungalow
- Three bedrooms, modern shower room
- Driveway parking & enclosed garden
- Popular village location
- Ideal for those downsizing
- Must be viewed!



### Ground Floor

With recessed porch and entrance door leading into the

### Reception Hall

With feature karndean flooring, radiator, access hatch to loft space, smoke alarm, central heating thermostat, 3 built-in store cupboards and door to the

### Living Room

A spacious lounge with feature karndean flooring, 2 radiators, a feature decorative wall, TV aerial point, double glazed double patio doors with side panels to the rear patio and door to the

### Kitchen/Breakfast Room

A fantastic kitchen/diner comprising a single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, built-in single oven and 4-ring gas hob with splashback and cooker hood over, space for upright fridge/freezer, pantry-style cupboard (also housing the gas central heating boiler), space for dining table, radiator, feature Karndean flooring, space and plumbing for washing machine and dishwasher and double glazed double doors with side panels to the rear patio.

### Bedroom One

A spacious double bedroom comprising fitted carpet, radiator, feature decorative wall, double glazed window to the front aspect and range of built-in wardrobes with partially mirrored doors, TV aerial point.

### Bedroom Two

A second spacious double bedroom with fitted carpet, radiator, fitted wardrobes, double glazed window to the front aspect.

### Bedroom Three

A flexible room that can be utilised as a third bedroom or study with a radiator, double glazed window to the side and feature Karndean flooring.

### Shower Room

A modern fitted suite comprising a large double width shower cubicle with glazed sliding screen, low flush WC, pedestal wash hand-basin with shaver socket over, a double glazed window to the side aspect, feature Karndean flooring, ladder style towel rail/radiator, wall mirror, recessed spotlighting, extractor fan, mirror fronted medicine cabinet and large built-in store/airing cupboard.

### Outside

To the immediate rear of the property there is a good size paved patio area and, with the rear garden facing southwest, it offers the ideal entertaining space. The remainder of the garden is attractively laid to lawn with shaped pathways, flower borders and all enclosed by fencing to maintain privacy. There is a useful outside light, water tap, side access gate and timber garden shed. To the front of the property there is a small lawned garden with driveway providing off-road parking for at least 2 vehicles.

### Agents Note

There is a maintenance charge of £219.28 for 2025/2026 to cover all maintenance of communal areas.

### Directions

Proceed northeast out of Hereford City centre on the A4103 Worcester Road, after passing Radway Garden Centre and motorhome/caravan garage on the right-hand side, take the 3rd turning on the left, just after passing Whitestone Baptist Church and then immediately right into St Peters Field. Milestone Way is straight-ahead.

### 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

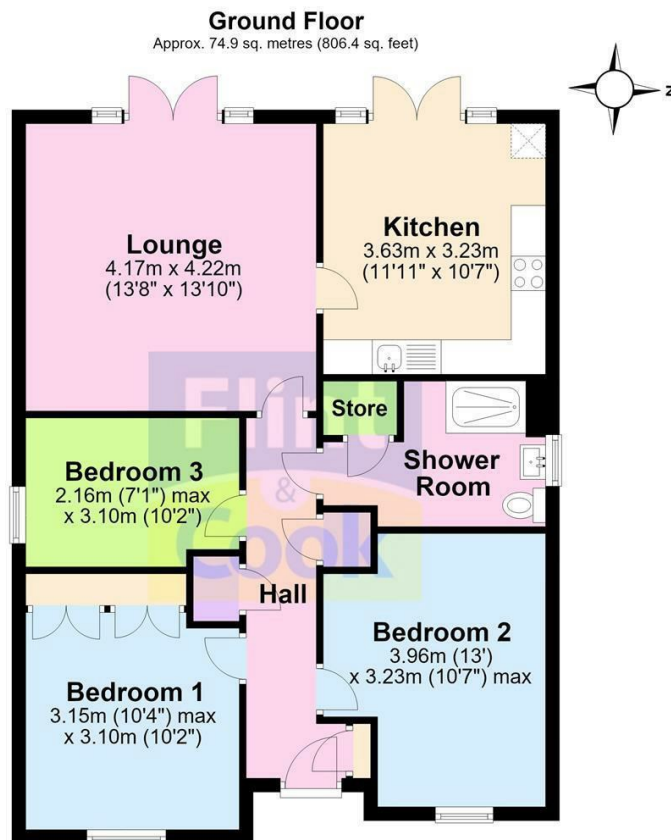
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 74.9 sq. metres (806.4 sq. feet)

**EPC Rating: B Hereford Council Tax Band: D**



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>83</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<br>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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