9 BROOKSIDE

CANON PYON, HEREFORD HR4 8NY

Asking Price £139,950

FREEHOLD

Located in a peaceful cul-de-sac position in a popular location, a 3 bedroom semi detached house offered for sale with no onward chain. The property provides generously sized living accommodation, good sized gardens and has countryside views.

As the property is of a non-standard construction it is only suitable for cash buyers.

Flint & Cook

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• Popular village location • Spacious 3 bedroom semi • Large kitchen/diner • Non standard construction • CASH BUYERS ONLY • No onward chain

Spacious Reception Hall

Entered through partially double glazed entrance doors and with night storage heater, stairs to the first floor, understairs storage area, laminate flooring and door to the

Lounge

With laminate flooring, night storage heater and double glazed window to the front aspect.

Kitchen/Dining Room

With a single drainer sink, a range of wall and base cupboards, ample work surfaces with splashbacks, space for appliances, double glazed windows to the rear and side, double glazed door to the rear garden, night storage heater and space for a dining table.

First Floor Landing

With access hatch to the loft space, night storage heater and doors to

Bedroom 1

With fitted carpet, night storage heater, double glazed window to the front aspect and a built in airing cupboard.

Bedroom 2

With fitted carpet, night storage heater and a double glazed window to the rear enjoying a fine view across the surrounding fields and countryside.

Bedroom 3

With fitted carpet, night storage heater and double glazed window to the front aspect.

Bathroom

Fitted with a suite comprising bath with hand grips and shower over, pedestal wash hand basin, low flush WC and 2 double glazed windows.

Outside

To the front of the property there is a large lawned garden with scope to create off road parking (subject to the necessary consent) and a paved pathway leading to the front entrance door . To the rear, the garden has been paved for easy maintenance and enjoys fine views across surrounding countryside with a useful side gate and outside store shed.

Property Services

Mains water, electricity, drainage are connected. Night storage heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed northwest out of Hereford along Three Elms Road, continue over the traffic lights and on to the A4110 . On entering the village of Canon Pyon go past passing the shop on your left and the turning into Brookside is approximately 200 yards on the right hand side.

Viewing

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

Money Laundering Regulations

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

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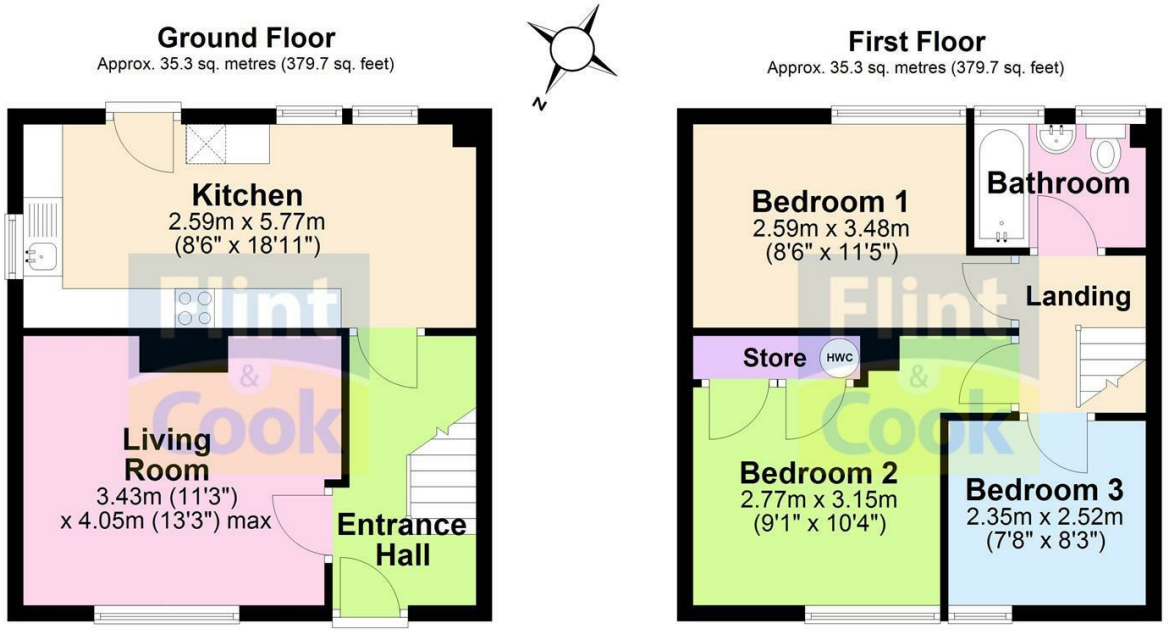

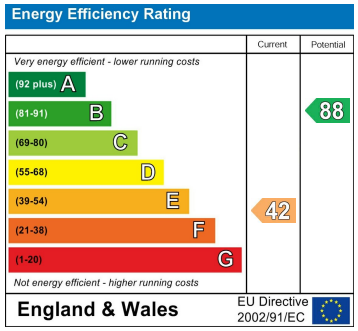

Total area: approx. 70.6 sq. metres (759.4 sq. feet)

EPC Rating: E 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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