# 3 PARK GATES WORMELOW

## HEREFORD HR2 8EJ

**Asking Price £169,950**

**FREEHOLD**

Situated in the popular village of Wormelow south of Hereford City, a characterful and spacious two bedroom end of terrace property offering ideal first time buyer accommodation. The property benefits from oil central heating, double glazing & is being sold with no onward chain.

Flint & Cook

# 3 PARK GATES WORMELOW

• Ideal for a first time buyer • Two double bedrooms • End of terrace • Low maintenance garden, allocated parking • Oil central heating & double glazing • Sold with no onward chain

## Ground Floor

With entrance door leading into the

## Entrance Porch

With tiled floor, two double glazed windows, ample space for coat and shoe storage and door leading into the

## Kitchen

Fitted with matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, freestanding electric cooker, under counter space for a fridge, double glazed window overlooking the garden and doors leading into the

## Utility Room

With tiled floor, belfast sink, space and plumbing for washing machine and tumble dryer, oil central heating boiler, tiled floor, radiator and double glazed window.

## Dining Room

With wood effect flooring, ceiling light point, radiator, double glazed window to the front aspect, central heating thermostat, door leading to the carpeted staircase to the first floor with a useful understair storage cupboard and doors leading into the

## Sitting Room

With wood effect flooring, radiator, ceiling light point, double glazed window to the front aspect and feature woodburning stove with tiled hearth.

## First Floor Landing

With a mix of fitted carpet and exposed wooden floorboards, double glazed window, ceiling light point and doors to

## Bedroom One

A spacious double bedroom with exposed wooden floorboards, radiator, ceiling light fan, double glazed window to the front with views towards open countryside, velux window and ample space for wardrobes.

## Bedroom Two

With laminate flooring, ceiling light point, radiator, double glazed window to the front aspect with countryside views and loft hatch.

## Bathroom

Three piece white suite comprising panelled bath with shower attachment over and tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

## Outside

There is an enclosed low maintenance garden laid to patio enclosed by fencing and brick walling. Outside oil tank. There is also the added benefit of one off road parking space.

## Directions

Proceed south out of Hereford on the A49 towards Ross on Wye, proceed past the Callow and take the right hand turning signposted for Wormelow, proceed into the Village and the property is situated on the right hand side as indicated by the agents for sale board.

### 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 a rates are payable. Private drainage (shared septic tank).

### Property Services

Mains water, electricity are connected. Private drainage. Oil-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

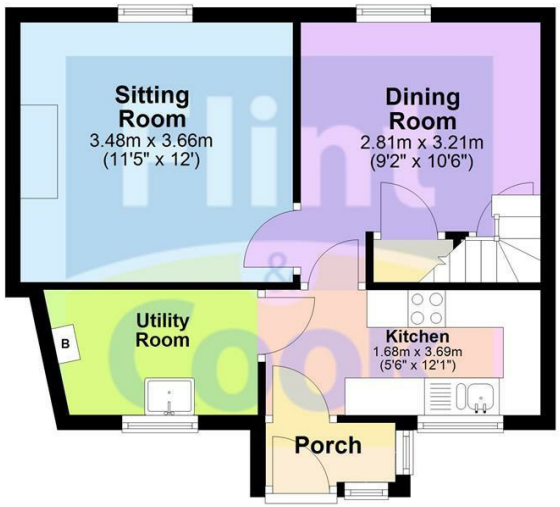
Freehold - vacant possession on completion.

### Viewing Arrangements

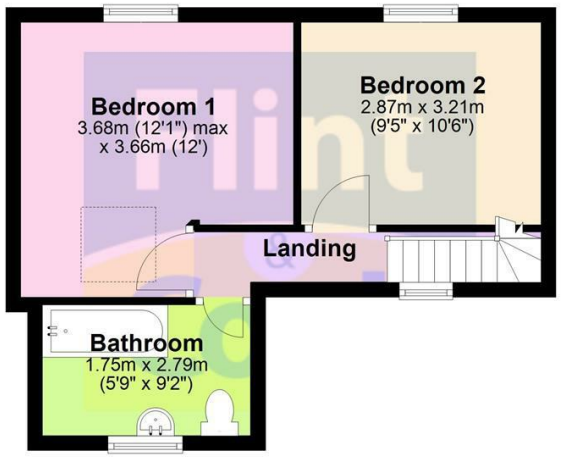
Strictly by appointment through the Agent (01432) 355455.

## 3 PARK GATES WORMELOW

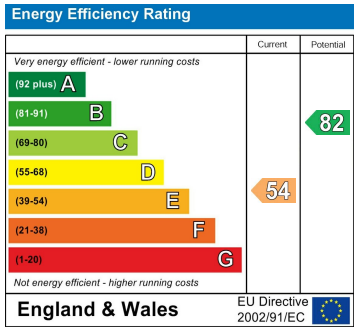
## Ground Floor
Approx. 37.4 sq. metres (402.2 sq. feet)




## First Floor
Approx. 30.5 sq. metres (328.8 sq. feet)




Total area: approx. 67.9 sq. metres (731.0 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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