

## 4 WILLOW GROVE

HEREFORD HR2 6BB

£245,000  
FREEHOLD

Situated south of Hereford City, an impressive three bedroom end of terraced home offering ideal first time buyer/ family accommodation and being sold with no onward chain. The property comprises a spacious lounge, a fantastic open plan kitchen/dining/family room, three bedrooms and modern bathroom, also benefitting from gas central heating, double glazing and driveway. A viewing is highly recommended.



# 4 WILLOW GROVE

- Sold with no onward chain!
- Immaculately presented
- Modern kitchen and bathroom
- Driveway and south facing garden
- Three bedroom end terraced home
- Ideal for a first time buyer/ family



## Ground Floor

With entrance door leading into the

### Entrance Porch

With wood effect flooring, ceiling light points double glazed window, fitted coat and shoe storage and an opening into the

### Entrance Hallway

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up, cupboard housing the fuse box and electric meter and door into the

### Living Room

A spacious lounge with a large double glazed window to the front aspect, wood effect flooring, ceiling light point, coving, radiator, useful under stair storage cupboard, feature wood burning stove with wooden mantle over and tiled hearth, a door then leads into the

### Kitchen/Dining/Family Room

A modern fitted kitchen comprising a range of wall and base units with ample work surface space over and tiled splash backs, 1 1/2 bowl sink and drainer unit, five ring gas hob with cooker hood over, integrated double oven and microwave, under counter space for a dishwasher, double glazed window to the rear, there are two ceiling light points, a large radiator, ample space for both dining and living with double glazed doors out to the rear garden, there is a useful utility cupboard with space and plumbing for a washing machine, fitted work surface space and double glazed window.

## First Floor Landing

With fitted carpet, double glazed window to the side aspect, two ceiling light points, loft hatch and doors to

### Bedroom One

A spacious main bedroom situated to the front of the property with two large double glazed windows, fitted carpet, radiator, airing cupboard housing the gas central heating boiler, ceiling light point and two double built in wardrobes.

### Bedroom Two

A second good sized double bedroom with fitted carpet, radiator, ceiling light point, built in single wardrobe and double glazed window to the rear aspect.

### Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

### Bathroom

A three piece white suite comprising a panelled bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below and mirrored storage cabinet over, low flush w/c, chrome heated towel rail and double glazed window.

### Outside

The property is approached over a dropped curb leading to a large brick paved driveway providing off road parking for several vehicles with a further area laid to stone. The front is part enclosed by brick walling and has useful outside power points and a side access gate.

To the rear there is a fantastic low maintenance south facing garden. Steps lead to a good sized patio area perfect for entertaining with access to the side where there is a useful log store, wooden shed and side access gate. The remainder of the garden is laid to lawn with an array of plants and shrubbery. The garden is enclosed by fencing.

#### **Agents Note**

Please note the neighbouring property has a right of access across the garden of no.4.

#### **Directions**

#### **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.

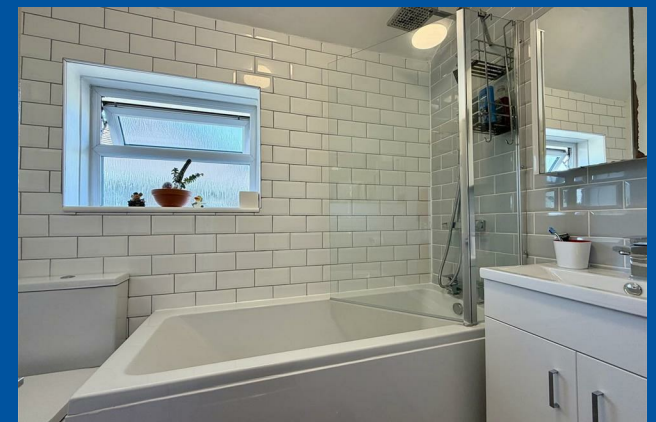
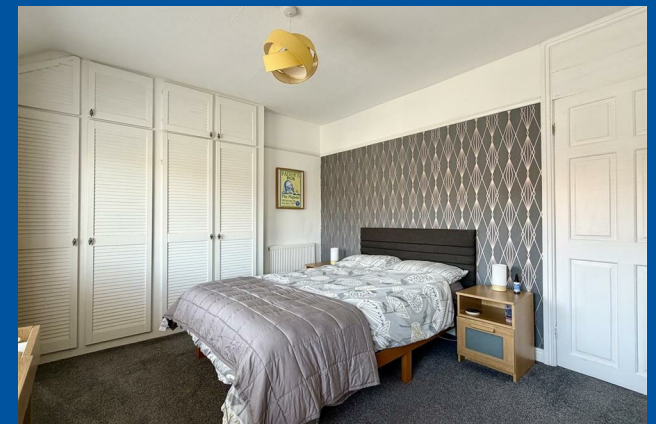
#### **Tenure & Possession**

Freehold - vacant possession on completion.

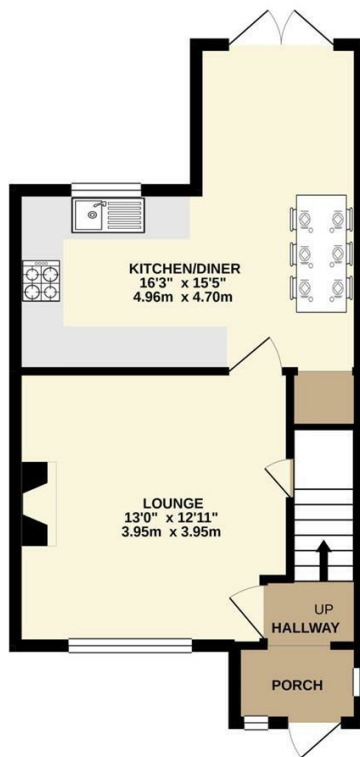
#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

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GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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