



95 CROSSWAYS

PETERCHURCH, HEREFORD HR2 0TQ

£125,000
LEASEHOLD

Located in this popular village location, a 2 bedroom bungalow offering ideal first-time buyer/retirement accommodation. Although in need of some refurbishment and modernisation, the property offers a wealth of potential and we recommend an internal inspection. Cash buyers only!



95 CROSSWAYS

- Popular village location
- 2 bedroom bungalow
- Requires some refurbishment & modernisation
- Single garage & enclosed garden
- Ideal for first-time buyers or retirement
- No onward chain
- Cash Buyers only
- Viewing advised

Entrance Porch

Accessed through a double glazed sliding door with a tiled floor, meter cupboard and door to the

Entrance Hall

With access hatch to loft space, storage cupboard and access to the

Kitchen

With 1 ½ bowl sink with mixer tap, wall and base cupboards, space for appliances, double glazed window to the side and window to the front aspect.

Living Room

With patio door to the side and door to the

Inner Hall

With further access hatch to the loft space, storage cupboard, airing cupboard and door to

Bedroom 1

With a double glazed window.

Bedroom 2

With a double glazed window.

Shower Room

With shower cubicle, pedestal wash hand basin and low flush WC.

Outside

To the side of the property there is an enclosed garden with a gate leading to the driveway which provides off road parking for one vehicle and then leads to the garage with up and over door.

Agents Note

Due to a short-term lease, cash buyers only.

Directions

Proceed south out of Hereford city on the A465 (Belmont Road) and turn right to signposted to Clehonger and follow the signs to Peterchurch. On entering the village of Peterchurch, turn right signposted to Stockley Hill and after approximately 250 yards turn left into Crossways and number 95 is on your right hand side.

Tenure & Possession

Leasehold - with approx 60 years remaining (tbc).
Cash buyers only.

Property Services

Mains water, electricity and drainage are connected.

Outgoings

Water and drainage rates are payable.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

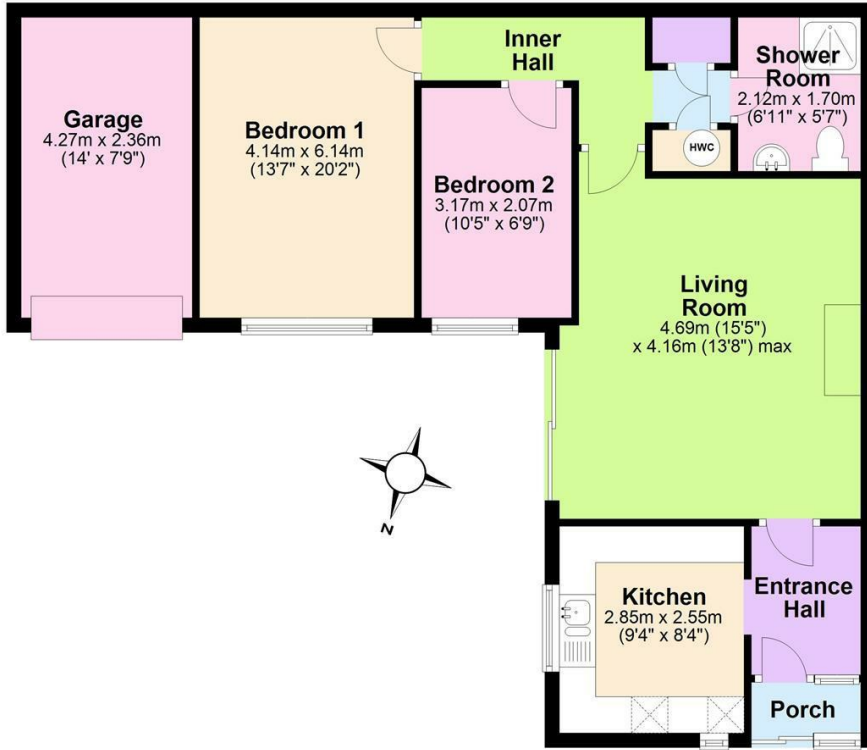
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

Floor Plan

Approx. 71.8 sq. metres (772.4 sq. feet)



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

95 Crossways, Peterchurch, Hereford

EPC Rating: D Herefordshire Council Tax Band: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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

Flint and Cook Hereford Sales
 22 Broad Street
 Hereford
 Herefordshire
 HR4 9AP

01432 355455
 hereford@flintandcook.co.uk
 flintandcook.co.uk

