



18 PYON CLOSE

CANON PYON, HEREFORD HR4 8QA

£345,000
FREEHOLD

Situated in the popular village of Canon Pyon approximately five miles north/west of Hereford City is this fantastic modern three bedroom link detached property being sold with no onward chain and making an ideal first time buyer or family home. The property which was built in 2018 comprises three double bedrooms with one en-suite, a large family bathroom and useful downstairs W/C, two reception rooms to the ground floor and modern kitchen. There is driveway parking, a large single garage & fantastic south facing rear garden. A viewing is highly recommended.



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- Modern link detached house
- Three spacious bedrooms, two bathrooms
- Popular village location
- Ideal first time buyer/ family home
- Sold with no onward chain
- Fantastic countryside views



Ground Floor

With canopy entrance porch and door leading into the

Entrance Hall

With wood effect flooring, two ceiling light points, space for coat storage, carpeted stairs leading up with useful under stair storage cupboard and doors leading into the

Downstairs W/C

With low flush w/c, wash hand basin with storage below and tiled splash back, double glazed window to the front, extractor and ceiling light point.

Living Room

A spacious lounge with fitted carpet, central ceiling light, large double glazed window to the front aspect with fitted blind, electric fireplace with mantle over and opening into the

Dining Room

With fitted carpet, central ceiling light, opening into the kitchen and double glazed french doors out to the rear garden.

Kitchen

A modern fitted kitchen comprising matching wall and base units, ample work surface space with up stands, 1 1/2 bowl sink and drainer unit, four ring gas hob, electric oven, integrated fridge/freezer, dishwasher and washing machine, double glazed window and door out to the rear and door back into the entrance hall.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window, large storage cupboard and doors to

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, radiator, useful built in wardrobe, further space for additional wardrobes, a double glazed window to the rear aspect with beautiful countryside views and door into the

En-suite shower room comprising a double width walk in shower with mains fitment rainfall shower head over, panelled surround and glass sliding door, low flush w/c, wash hand basin with storage below, chrome heated towel rail and double glazed window.

Bedroom Two

Another spacious double bedroom with fitted carpet, ceiling light point, radiator, built in wardrobe with hanging rail and shelf, double glazed window to the front aspect with countryside views.

Bedroom Three

A third double comprising fitted carpet, ceiling light point, radiator and double glazed window to the rear enjoying the fine countryside views.

Bathroom

A full suite comprising panelled bath with part tiled surround, corner walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, low flush w/c, mirrored

wall cabinet, chrome heated towel rail, recess spotlights and double glazed window.

Outside

To the rear there is a fantastic south/west facing garden with a fantastic paved patio perfect for entertaining with the remainder of the garden laid to lawn with an array of trees and plants, a raised planter with small pond. There is a useful outside tap, outside power points, useful side access gate and the rear garden is enclosed by fencing. To the front there is a double width tarmac driveway with paved pathway leading to the side access gate, access to the garage with a small area of lawn part enclosed by hedging.

Single Garage

With electric up and over door to the front, wall mounted fuse box, light, power, hot water cylinder, wall mounted gas central heating boiler, EV charging point and double glazed door out to the rear garden.

Directions

From Hereford, proceed west along Whitecross Road, take the third exit at the roundabout onto Three Elms Road. Proceed to the crossroads and proceed straight over onto the A4110 (Canon Pyon Road), proceed along this road heading into the village of Canon Pyon, continue past the shop and take the left turning signposted for Pyon Close where the property is situated directly ahead of you.

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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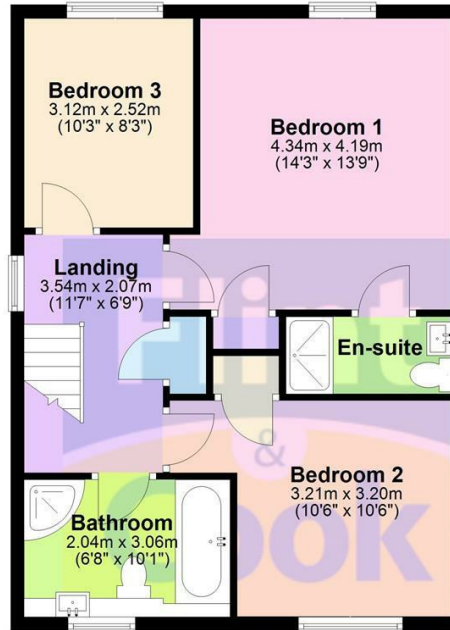
Ground Floor

Approx. 75.2 sq. metres (809.6 sq. feet)



First Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



Total area: approx. 131.8 sq. metres (1418.5 sq. feet)

EPC Rating: C Hereford Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	85
(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	

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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