



## 9 PEREGRINE CLOSE HEREFORD HR2 6BS

£249,500  
FREEHOLD

Occupying a peaceful cul-de-sac position in this well established residential location, a very well presented 3 bedroom semi detached house offering ideal family accommodation. The property has the added benefit of gas-central heating, double glazing, modern fitted kitchen and shower room, generously sized living accommodation, easy to maintain gardens, and we strongly recommend an internal inspection.



## 9 PEREGRINE CLOSE

- Peaceful cul-de-sac location
- Impressive 3 bedroom semi
- Modern kitchen & shower
- Gas central heating & double glazing
- Easy to maintain landscaped gardens
- Ideal family home



### Reception Hall

with fitted carpet, radiator, stairs to the first floor and door to the

### Lounge

A light and airy room with fitted carpet, double glazed window to the front aspect with vertical blinds, a decorative wall, two radiators, understairs storage cupboard and door to the

### Kitchen/Dining Room

With a single bowl sink with mixer tap, a range of wall and base cupboards, work surfaces with tiled splashbacks, space for upright fridge/freezer, space and plumbing for washing machine and dishwasher, built in single oven and 2 ring hob, double glazed windows and door to the rear patio and garden, radiator, tiled floor, space for dining table, feature panelled wall and an extensive range of storage.

### First Floor Landing

With fitted carpet, large access hatch to the loft space and doors to

### Bedroom 1

With fitted carpet, radiator, large double glazed window to the rear enjoying a pleasant outlook, space for wardrobes and a decorative wall.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, hanging rail, further space for wardrobes and a corner cupboard housing the gas central heating boiler.

### Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds and a hanging rail.

### Shower Room

Fitted with a suite comprising corner shower with glazed folding door, vanity wash hand basin with storage below, low flush WC, mirror fronted medicine cabinet, double glazed window, partially panelled walling for easy maintenance and a high level store cupboard.

### Outside

The front garden has been landscaped for easy maintenance and is laid to chippings, enclosed by fencing and provides ample off-road parking. To the immediate rear is a paved patio area providing the perfect entertaining space which leads to the remainder of the garden which is also landscaped for easy maintenance, well enclosed by fencing for privacy and with a useful outside tap and side access gate.

### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford crossing the river bridge and taking the second turning left into Hinton Road. Proceed for approximately ½ a mile and turning

immediately left at the mini roundabout, then right into Peregrine Close.

#### **Tenure & Possession**

Freehold - vacant possession on completion.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **Viewing**

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

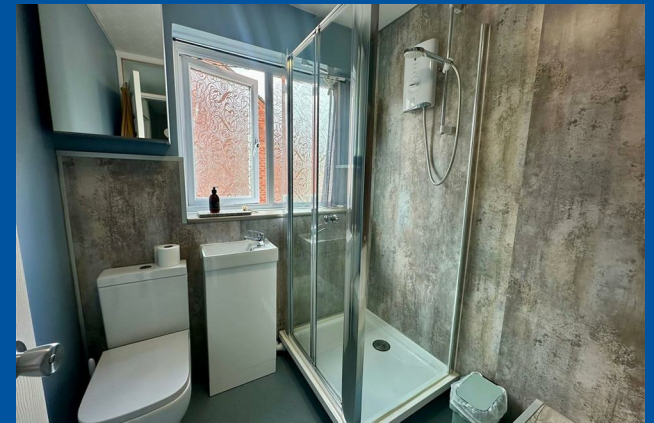
#### **Money Laundering Regulations**

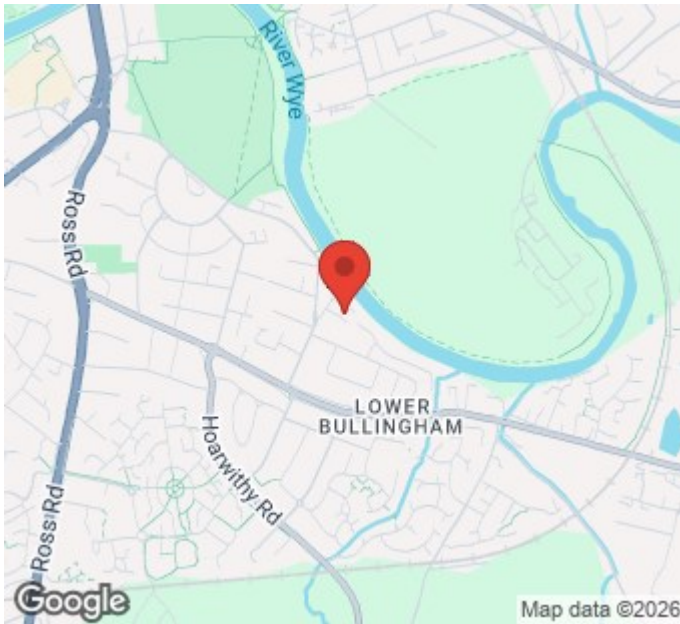
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.


#### **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.

## 9 PEREGRINE CLOSE





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

EPC Rating: C Hereford Council Tax Band: C

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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