



## 84 CROSSWAYS

PETERCHURCH, HEREFORD HR2 0TQ

£175,000  
FREEHOLD

Peacefully situated in this popular village location, a well maintained 3 bedroom bungalow offering ideal first time buyer or retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of off road parking, easy to maintain gardens and we recommend an internal inspection.



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- Popular village location
- 3 bedroom bungalow
- Modern kitchen & shower room
- Ideal for first time buyers or retirement
- No onward chain
- Must be viewed



## Entrance Porch

Entered through double glazed sliding doors the porch houses the meter cupboard and has a glazed panelled door to the

## Entrance Hall

With laminate flooring, a night storage heater, partially panelled walling, access hatch to the loft space and an archway through to the

## Fitted Kitchen

With a range of wall and base cupboards, work surfaces, laminate flooring, 2 double glazed windows with blinds, single drainer sink unit with "pot wash" style mixer tap, space for appliances.

## Living Room

With fitted carpet, night storage heater, fire surround and double glazed sliding patio door to the

## Conservatory

With tiled floor, night storage heater, power points and door out to the garden.

## Internal Hallway

With skylight, a built in airing cupboard, a cloaks cupboard with shelving and door to

## Bedroom 1

With fitted carpet, night storage heater, double glazed window and access hatch to the loft space.

## Bedroom 2

With fitted carpet and double glazed window.

## Bedroom 3

With fitted carpet and double glazed window.

## Shower Room

With a suite comprising a corner shower with glazed sliding doors, pedestal wash hand basin with mirror above, low flush WC, tiled floor and wall surround for easy maintenance, recessed spotlighting, towel rail/radiator and a tunnel roof light.

## Outside

Double gates open on to a brick paved driveway which provides off road parking. the remainder of the garden is laid to a patio and decking with a useful side access gate and an outside tap.

## Property Services

Mains water, electricity and drainage and are connected.

## Outgoings

Council tax band 'B' - £1,881 for 2025/2026  
Water and drainage rates are payable.

## Directions

Proceed south out of Hereford on the A465 Abergavenny Road, turn right for Clehonger, left to Kingstone and then follow the signs to Peterchurch. On entering the village turn right sign posted to Stockley Hill and the second left in to Crossways.

## 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.

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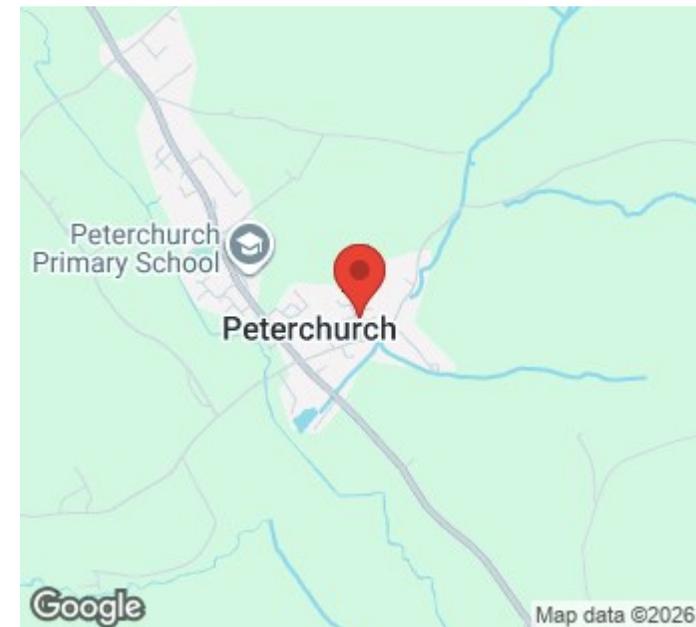
### Ground Floor

Approx. 75.9 sq. metres (816.5 sq. feet)



Total area: approx. 75.9 sq. metres (816.5 sq. feet)

**EPC Rating: E**    **Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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