



21 MEADOW CLOSE

WITHINGTON, HEREFORD HR1 3RR

£249,950
FREEHOLD

Situated in this popular village location, a well presented three bedroom semi detached home offering ideal first time buyer/ family accommodation. The property which benefits from a modern fitted kitchen & shower room, also benefits from a downstairs W/C, three bedrooms, allocated parking & a low maintenance rear garden. A viewing is highly recommended.



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- Semi detached house • Three bedrooms • Gas central heating & double glazing • Ideal first time buyer/ family home • Must be viewed • Popular village location



Ground floor

With recessed entrance porch and composite door leading into the

Entrance hallway

With wood effect flooring, radiator, space for coat and shoe storage, wall mounted fuse box, carpeted stairs leading up, gas central heating thermostat and doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, heated towel rail, ceiling light point, double glazed window and wood effect flooring.

Living room

With wood effect flooring, radiator, ceiling light point, double glazed window to the front aspect, useful under stair storage space and door leading into the

Kitchen/dining room

A modern fitted kitchen with matching wall and base units, work surface space over, 1 1/2 bowl stainless steel sink and drainer unit, four ring ceramic hob with oven below and extractor over, integrated dishwasher, fridge and freezer, under counter space for a washing machine, ample space for a dining table, two ceiling light points, double glazed window to the rear garden and french doors leading into the

Conservatory

With wood effect flooring, recess spotlights, double glazed windows and doors out to the rear garden.

First floor landing

With fitted carpet, loft hatch, ceiling light point, double glazed window, useful storage cupboard, airing cupboard housing the gas central heating boiler and doors leading into

Bedroom one

With fitted carpet, radiator, ceiling light point, double glazed window with fitted blind to the front aspect and double built-in wardrobe.

Bedroom two

With fitted carpet, radiator, ceiling light point, double glazed window to the rear aspect with fitted blind and single built-in wardrobe.

Bedroom three

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

Shower room

A modern fitted shower room with large double width walk-in shower rainfall electric showerhead over and panels around, pedestal wash hand basin, low flush WC, tile floor, chrome heated towel rail, double glazed window.

Outside

To the rear, a low maintenance garden laid to patio and stone for ease And low maintenance enclosed by fencing with useful outside wooden garden shed and pave pathway leading down to the side of gate leading out to the front there is a useful outside tap. To the

front of the property there is an allocated parking space with paved pathway leading to the front door and side access gate.

Directions

From Hereford proceed east on the Worcester Road (A4103), taking the first left into the village of Withington and then the second right onto Hillview Avenue and then the first right onto Meadow Close, proceed to the left and round to the left where the property is situated in the corner of the cut-de-sac.

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.

Tenure & Possession

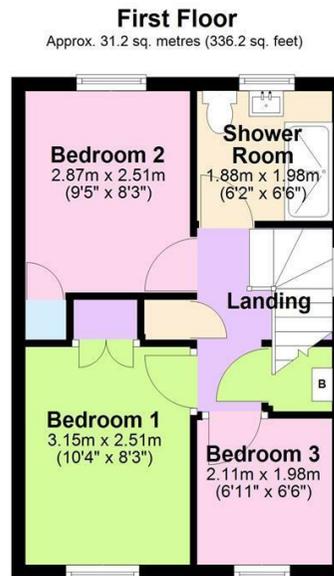
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 71.4 sq. metres (769.0 sq. feet)

EPC Rating: C **Council Tax Band: C**



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 72 | 80 |
| (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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