



## 5 BARKLIE MEAD

HEREFORD HR4 0PQ

£245,000  
FREEHOLD

Pleasantly situated in this popular residential location, a deceptively spacious 3 bedroom house offering ideal first-time buyer or large family accommodation. The property has the added benefit of gas-central heating, double glazing, generously sized accommodation, extensive rear and side garden and we recommend an internal inspection.



# 5 BARKLIE MEAD

- Popular residential location
- Deceptively spacious 3 bedroom house
- Modern kitchen & bathrooms
- Extensive rear & side garden
- Ideal family home
- Must be viewed



## Recessed Entrance Porch

With entrance door in to the

## Hallway

With double radiator, vinyl flooring, useful storage cupboard, stairs to the first floor, large glazed panelled door to the

## Living Room

With laminate flooring, 2 radiators, recessed fireplace with hearth and display mantel over, double glazed window to the side, large double glazed sliding patio door to the rear and door to the

## Kitchen/Breakfast Room

Fitted with a single bowl sink with mixer tap, a range of wall and base cupboards, work surfaces, radiator, central workstation/breakfast bar, recessed spotlighting, space and plumbing for washing machine, an upright fridge/freezer, integrated dishwasher, built-in single oven and 5 ring gas hob with cooker hood over, radiator, 2 large store cupboards and access door from the porch.

## First Floor Landing

With laminate flooring, built-in airing cupboard, access hatch to loft space and door to

## Bedroom 1

With laminate flooring, radiator, double glazed window to the side, space for wardrobes and a built-in store cupboard.

## Bedroom 2

With laminate flooring, radiator, double glazed window to the front aspect and a corner store cupboard.

## Bedroom 3

With laminate flooring, radiator, double glazed window to the rear and a corner wardrobe.

## Bathroom

With suite comprising panelled bath with shower unit and screen over, vanity wash hand basin with storage below and mirror over, ladder style towel rail/radiator, tiled floor, double glazed window and extractor fan.

## Separate WC

With low flush cistern, tiled floor and wall surround for easy maintenance, vanity wash hand basin with storage below, double glazed window.

## Outside

To the immediate rear of the property, there is a covered decked area perfect for entertaining this leads on to one of the main features of the property, which is the extensive rear and side gardens, these are mainly laid to lawn and all well enclosed by high fencing to maintain privacy. There is a further paved patio area and useful rear access gate.

## Property Services

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

## Outgoings

Council tax band 'B' - £1,889 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city along Whitecross Road taking the fourth exit at the Monument roundabout onto Yazor Road, take the second left into Sheridan Road and then first right into Barklie Mead.

### 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.

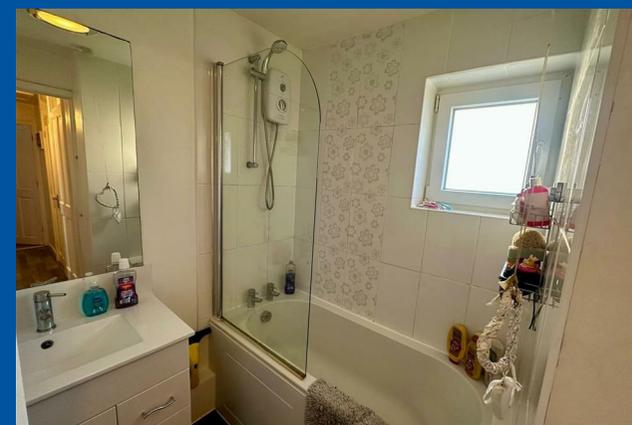
### Residential lettings & property management

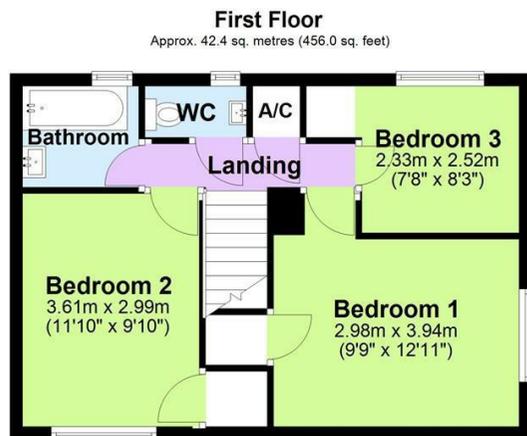
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

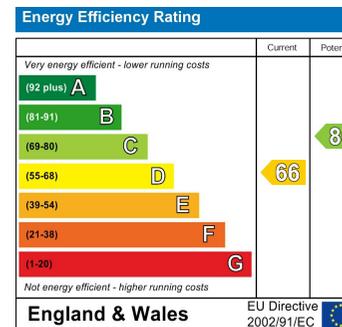
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Total area: approx. 83.8 sq. metres (902.5 sq. feet)

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



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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