



106 CROSSWAYS

PETERCHURCH, HEREFORD HR2 0TQ

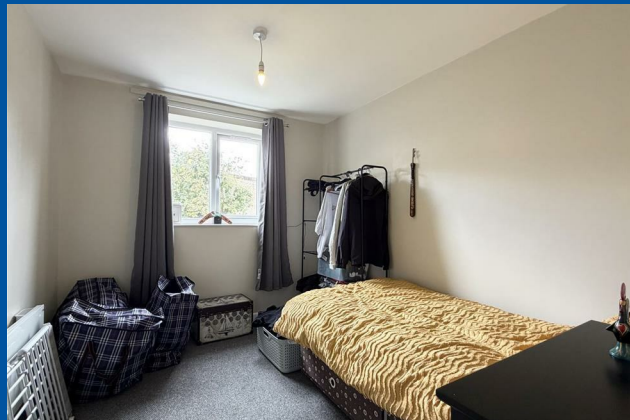
Asking Price £189,950
FREEHOLD

Peacefully situated in this popular village location, an impressive 3 bedroom bungalow offering ideal first time buyer/retirement accommodation. The property, which is well presented throughout has the added benefit of electric heating and double glazing, a modern fitted kitchen and shower room, 3 good sized bedrooms, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection.



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- Detached garage, driveway and enclosed garden
- Popular village location
- Three bedrooms, modern shower room & kitchen
- Ideal for a first time buyer/downsizing
- Must be viewed!
- Sold with no onward chain



Ground Floor

With recessed entrance porch with electric meter, outside light and entrance door into the

Entrance Hall

With wood effect flooring, ceiling light point, loft hatch, space for coat and shoe storage, an opening into the kitchen and glazed door to the lounge/dining room.

Kitchen

A modern fitted kitchen comprising a range of base units with ample workspace space over, sink and drainer unit, freestanding electric cooker, under counter space and plumbing for a washing machine and space for a freestanding fridge/freezer, dual aspect double glazed windows and wall mounted fuse box.

Lounge/Dining Room

A spacious lounge/diner with fitted carpet, central ceiling light, modern wall mounted electric heater, door to the inner hallway and double glazed sliding doors to the garden.

Inner Hall

With fitted carpet, velux window, wall mounted modern electric heater and doors to

Bedroom One

A spacious main bedroom with fitted carpet, ceiling light point, wall mounted electric heater and double glazed window overlooking the rear garden.

Bedroom Two

A second double bedroom comprising fitted carpet,

ceiling light point, wall mounted electric heater and double glazed window.

Bedroom Three

With fitted carpet, ceiling light point, wall mounted electric heater and double glazed window.

Shower Room

A modern fitted shower room comprising a large walk in shower with mains fitment rainfall shower head over and panelled surround, wash hand basin with illuminating mirror and splash back over with storage under, low flush w/c, heated towel rail, recess spotlights and airing cupboard housing the hot water cylinder.

Outside

The property benefits from a single detached garage which has recently been re roofed with a good sized stone driveway to the side providing off road parking for several vehicles. There is an access gate leading into the garden area from both the parking and the front of the property. The garage has double opening doors to the front and a personal door to the side.

The garden has a stoned patio space with pathways leading to both access gates with an area of lawn enclosed by fencing.

Directions

Proceed south out of Hereford on the A465 Abergavenny Road. Turn right for Clehonger then left for Kingstone and follow the signs to Peterchurch. On

entering the village of Peterchurch, turn right signposted to Stockley Hill and after approximately 200 yards, turn left into Crossways.

Agents note

The property is currently leasehold, the current owner will be purchasing the freehold as part of the sale.

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 and drainage are connected.

Electric 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.

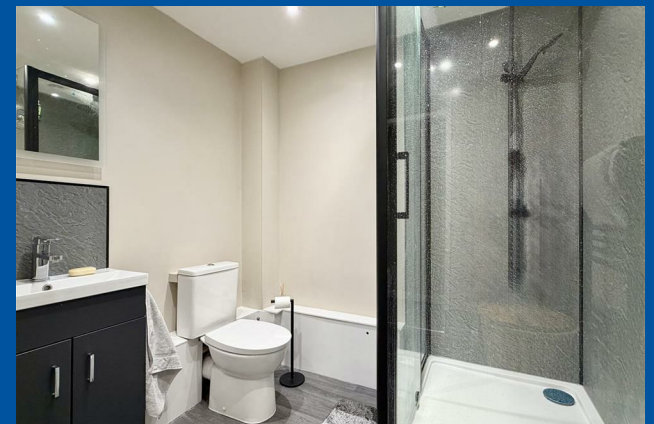
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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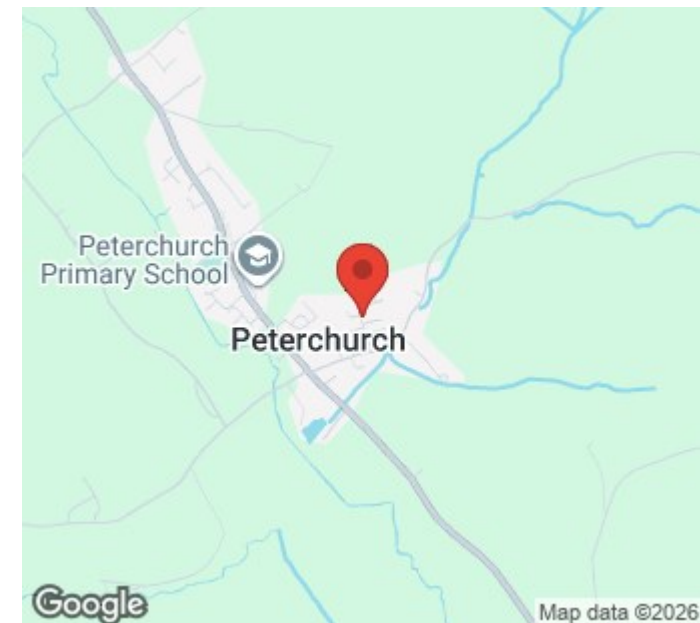




Total area: approx. 70.9 sq. metres (763.3 sq. feet)

106 Crossways, Peterchurch, Hereford

EPC Rating: D Hereford Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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