



11 LEWIS WAY

PETERCHURCH, HEREFORD HR2 0SE

£285,000
FREEHOLD

Peacefully situated in this popular village location, a spacious 4 bedroom semi-detached house offering ideal family accommodation. The property, which is offered for sale with no onward chain has the added benefit of oil central heating, double glazing, generously sized living accommodation, good sized gardens, countryside views and we recommend an internal inspection.



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- Popular village location
- Spacious 4 bedroom semi-detached house
- 2 large receptions & fitted kitchen
- Good sized gardens & off road parking
- Ideal family home
- Must be viewed



Recessed Porch

With uPVC entrance door through to the

Spacious Reception Hall

With laminate flooring, radiator, carpeted staircase to the first floor and door to the

Large Lounge

With fitted carpet, 2 radiators, fire surround, double glazed window to the front aspect and large double glazed sliding patio door to the rear garden.

Dining Room

With laminate flooring, radiator, double glazed window to the front aspect and open plan access to the

Fitted Kitchen

With single bowl sink unit and pot washer style mixer tap, range of wall and base cupboards, ample work surfaces with splashbacks, built in double oven and 4 ring hob with cooker hood over, radiator, tiled floor, double glazed window and door to the rear, central spotlighting, space for appliances and store cupboard providing the ideal space for an upright fridge/freezer.

First Floor Landing

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

Bedroom 1

With fitted carpet, radiator, built-in single wardrobe with hanging rail and shelf and double glazed window to the front aspect enjoying a fine outlook.

Bedroom 2

With fitted carpet, radiator and double glazed window to the front aspect with fine views.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear with lovely views across the Herefordshire landscape.

Bedroom 4

With fitted carpet, radiator and double glazed window to the rear and side looking across the countryside.

Bathroom

Fitted with a suite comprising P-shaped bath with shower unit and screen over, vanity wash hand basin with storage below, low flush WC, double glazed window, tiled floor and wall surround for easy maintenance, ladder style towel rail/radiator.

Outside

To the front of the property, there is a drive providing off-road parking facilities. The good sized front garden is mainly laid to lawn, enclosed by a high hedging for privacy and with a paved pathway leading up to the front entrance door. To the immediate rear of the property there is a paved area which leads onto the remainder of the garden which is lawned and enclosed.

Property Services

Mains water, electricity and drainage are connected. Oil fired central heating.

Outgoings

Council tax band 'B' - £1,882 for 2025/2026

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

Proceed south out of Hereford city on the A465

Abergavenny Road, turn right for Clehonger then left into Kingstone and then follow the signs to Peterchurch.

Proceed through the village of Peterchurch, turning right into Lewis Way.

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.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

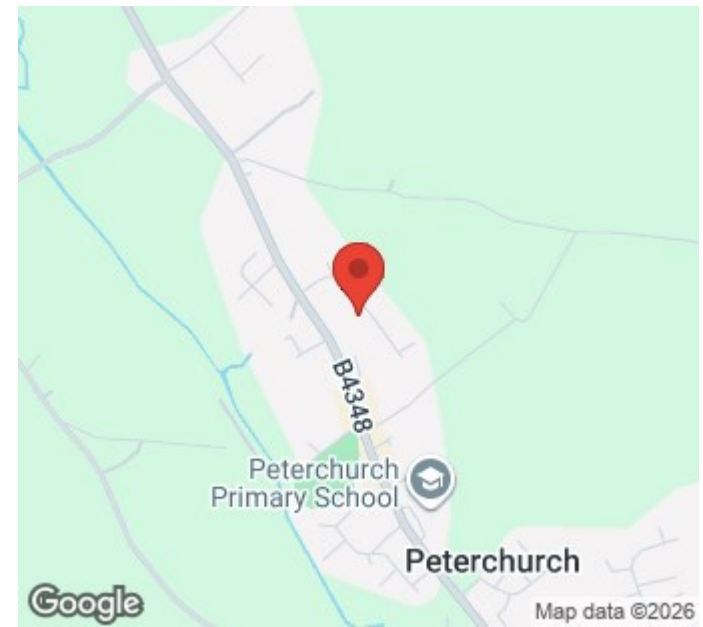
Saturday 9.00 am - 1.00 pm


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.

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

EPC Rating: **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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