



## 8 PRIORY LEA

WALFORD, ROSS-ON-WYE HR9 5RT

£465,500  
FREEHOLD

This excellent modern detached house is located on an exclusive cul-de-sac development, backing on to open farmland, within the highly favoured village of Walford, about a 1 ½ miles from the popular market town of Ross-on-Wye. Within Walford there is a public house, a church, a highly rated primary school (which is within easy walking distance) and village hall. Nearby is the River Wye and a wealth of lovely walks.



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- Superb modern detached house
- Exclusive village development
- 4 bedrooms, 1 ensuite
- Upgraded & immaculately presented
- Walled garden
- Double garage & excellent parking



### Description

The property was constructed in the late 1980s/early 1990s and has replacement double glazing, oil central heating and has a refitted kitchen and bathrooms and is in immaculate order, it provides ideal family accommodation with the benefit of an enclosed, part walled garden to the rear, a large front garden with excellent parking and a double garage with electric up and over door.

We highly recommend an inspection of this property which is described in further detail, as follows:-

### Canopy Porch

With door to the

### Entrance Hall

With an understairs store cupboard, alarm control panel and door to the

### Cloakroom

WC, wash-hand basin, part-tiled walls, window and extractor fan.

### Study

Radiator and window to front.

### Lounge

Radiator, window, fireplace and patio doors to the conservatory.

### Dining Room

Full length glazed window and door to the rear and to the

### Kitchen/Breakfast Room

Refitted with a range of Shaker-style base and wall-mounted units with beech work surfaces, under cupboard lighting, tiled splash-backs and 1 1/2 bowl sink unit with mixer tap. There is a built-in dishwasher, built-in refrigerator, built-in electric double oven and microwave, 4-ring electric hob with extractor hood over. 2 radiators, window to the front and a door to the

### Garage

With electric up-and-over door, light, power, rear door, sink unit, storage cupboards, plumbing for washing machine, and power for a tumble dryer, oil-fired central heating boiler.

A staircase leads from the entrance hall to the

### First Floor Landing

Hatch to roof space, smoke alarm and Airing cupboard with hot water cylinder.

### Bedroom 1

Fitted wardrobes, radiator and window with lovely views to rear. Ensuite shower room with a shower cubicle with electric fitment, wash-hand basin, WC, radiator, downlights and extractor fan.

### Bedroom 2

Built-in wardrobe, radiator and window to rear.

### Bedroom 3

Built-in wardrobe, radiator and 2 windows to the front.

### Bedroom 4

Built-in wardrobe, radiator and window to the front.

### Bathroom

Refitted white suite comprising a bath with mixer tap, wash-hand basin, WC, part-tiled walls, dimmer down lighters, ladder style dual control radiator, window and extractor fan.

### Outside

To the front of the property is a brick paved drive with excellent parking and a double garage. The front garden is lawned with numerous ornamental trees and shrubs and is enclosed by hedging. Side entrance leads to a lovely part-walled rear garden which offers excellent privacy and seclusion and a lovely illuminated fixed lion water feature. There are a range of shrubs and trees, a garden shed and oil tank.

### Property Services

Mains water, electricity and drainage. Oil-fired central heating.

### Outgoings

Water and drainage rates are payable.

Council Tax Band: F

### What3Words

///texts.lucky.parrot

### Viewing Arrangements

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

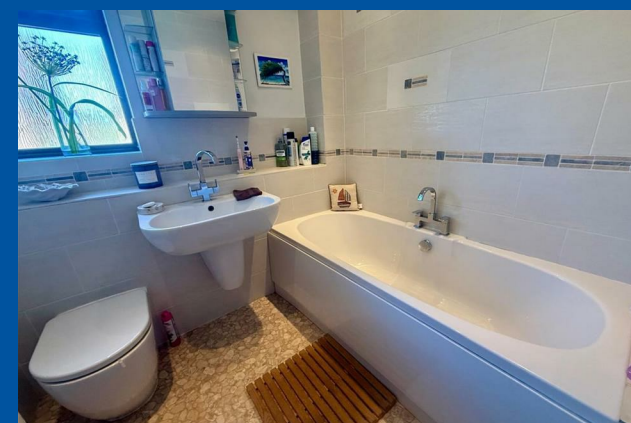
### Residential lettings & property management

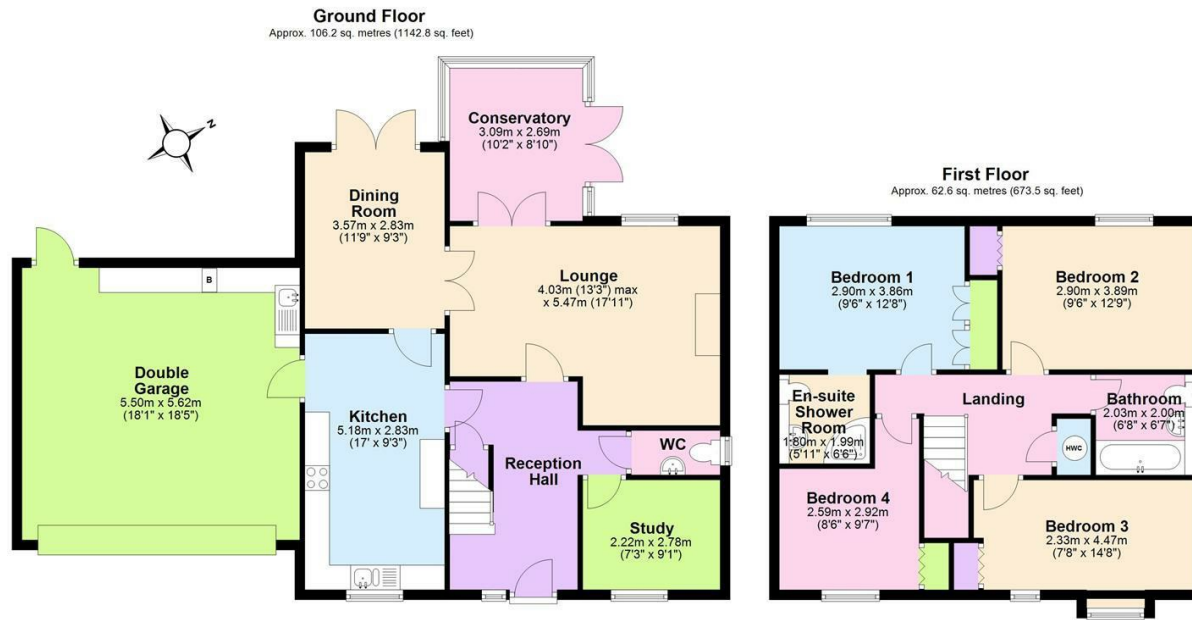
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

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Total area: approx. 168.7 sq. metres (1816.3 sq. feet)  
8 Priory Lea, Walford, Ross-on-Wye

**EPC Rating: D Hereford Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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