



33 CROSSWAYS

PETERCHURCH, HEREFORD HR2 0TQ

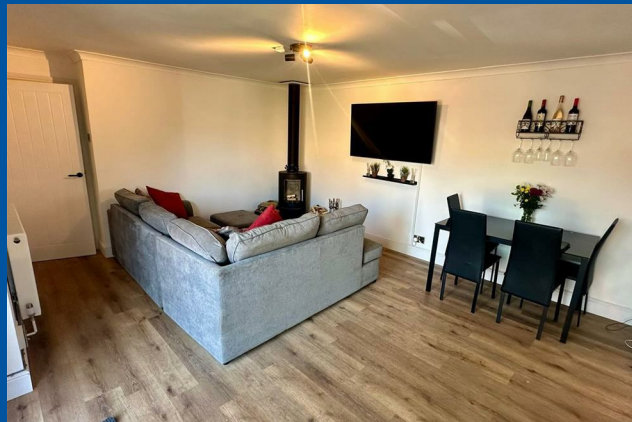
£174,500
FREEHOLD

Peacefully situated in this popular village location, an impressive 2 bedroom bungalow offering ideal first time buyer/retirement accommodation. The property, which is well presented throughout has the added benefit of oil central heating and double glazing, a modern fitted kitchen and bathroom, 2 good sized bedrooms, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection.



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- Popular village location
- Impressive 2 bedroom bungalow
- Modern kitchen & bathroom
- 2 good sized bedrooms
- Oil central heating & double glazing
- Ideal for retirement or first time buyers



Recessed Porch

With meter cupboard and partially double glazed entrance door through to the

Reception Hall

With radiator, coat hooks, storage space, feature flooring and open plan access to the

Kitchen

Fitted with a range of wall and base cupboards, ample work surfaces with splashbacks, single bowl sink with pot washer style mixer tap, double glazed windows to two aspects, space and plumbing for washing machine and tumble dryer, space for a cooker and upright fridge/freezer, floor mounted oil central heating boiler and slimline dishwasher.

Lounge/Dining Room

With feature flooring, 2 large radiators, coved ceiling, double glazed sliding patio door to the garden, feature wood burning stove and door to the

Inner Hall

With 2 useful store cupboards, feature flooring, radiator, roof light and door to

Bedroom 1

With fitted carpet, radiator, double glazed window and space for wardrobes.

Bedroom 2

With fitted carpet, radiator and a double glazed window to the front aspect.

Bathroom

Fitted with a modern suite comprising bath with rainwater-style shower head over and glazed screen, ladder style towel rail/radiator, low flush WC, wash hand basin with tiled splashback, feature flooring.

Outside

To the immediate side of the property is a paved patio area providing the perfect entertaining space with the remainder of the garden laid to lawn and enclosed by fencing for privacy. At the side there is also the oil storage tank and a driveway providing off road parking for 1 vehicle which leads to the

Garage

With up and over door, power light points and EV charging point.

Property Services

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

Outgoings

Water and drainage rates are payable.

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 and number 33 is immediately on your left hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook,
Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

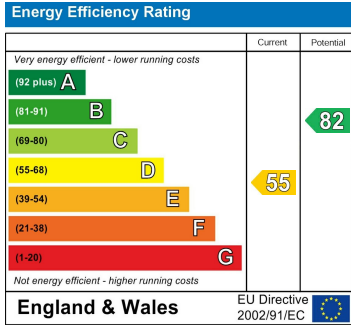
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce
identification, address verification and proof of funds at
the time of making an offer.

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EPC Rating: D Hereford 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

 <p>Flint and Cook Hereford Sales 22 Broad Street Hereford Herefordshire HR4 9AP</p>	<p>01432 355455 hereford@flintandcook.co.uk flintandcook.co.uk</p>	
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