11 EASTFIELD

EARDISLEY, HEREFORD HR3 6PF

Offers In The Region Of
£300,000 FREEHOLD

Situated in this popular village location, a well presented three bedroom modern detached home offering ideal family accommodation. The property which offers spacious accommodation throughout with three double bedrooms, one en-suite and family bathroom to the first floor with a spacious lounge/dining room, modern kitchen/breakfast room and downstairs W/C. The property also benefits from a large driveway to the front and enclosed rear garden.

A viewing is highly recommended.

Flint & Cook

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• Modern detached home • Popular village location • Three double bedrooms, one en-suite • Ideal family home • Large driveway and enclosed rear garden • Modern fitted kitchen

Ground floor

With canopy entrance porch and door into

Entrance hall

With wood effect flooring, ceiling light point, coving, carpeted stairs leading up, radiator, double glazed window, wall mounted fuse box and doors to

Kitchen/breakfast room

A beautifully presented modern kitchen/breakfast room. Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, range master cooker with induction hob and electric oven below with extractor over, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine and tumble dryer. Oak breakfast bar, double glazed window and door out to the rear garden, two radiators, recess spotlights and ceiling light point.

Extended Lounge/dining room

A large lounge/dining area formerly the garage with three double glazed windows, two radiators, three ceiling light points, useful under stair store cupboard, coving.

Downstairs W/C

With low flush w/c, pedestal wash hand basin, chrome heated towel rail, recess spotlights.

First floor landing

A large lounge/dining area formerly the garage with three double glazed windows, two radiators, three ceiling light points, useful under stair store cupboard, coving.

Bedroom one with en-suite

With wood effect flooring, radiator, ceiling light point, double glazed window to the rear aspect, bespoke oak fitted wardrobes and door leading into the

En-suite shower room

With fitted corner shower cubicle, mains fitment rainfall shower head over, tiled surround, low flush w/c, wash hand basin, chrome heated towel rail, recess spotlights and double glazed window

Bedroom two

With fitted carpet, radiator, double glazed window, ceiling light point.

Bedroom three

With fitted carpet, radiator, double glazed window, ceiling light point.

Bathroom

A three piece suite comprising panelled bath with handheld shower head attachment and part tiled surround, wash hand basin with storage cupboard below, low flush w/c, heated towel rail and double glazed window.

Outside

To the rear the door from the kitchen/dining room opens out onto a paved patio area with access path leading to the side access gate with an area of storage to the other side where the external boiler is, a gate opens

out onto an area of lawn with pathway leading to a wooden storage shed with power and light. There is an additional wooden storage shed. The rear garden is enclosed by a mix of fencing, hedging and brick walling. To the front there is a large driveway providing off road parking for several vehicles.

Agents note

The property benefits from 8 solar panels to the rear aspect and 6 solar panels to the front aspect, owned by the property.

Directions

Proceed west out of Hereford on the A438 towards Brecon. After approximately 12 miles on entering the village of Eardisley, take the right hand turn after the shop signposted for Almeley and then take the right hand turn into Eastfield, follow the road to the end of the cul-de-sac and no.11 is situated to the left hand side.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

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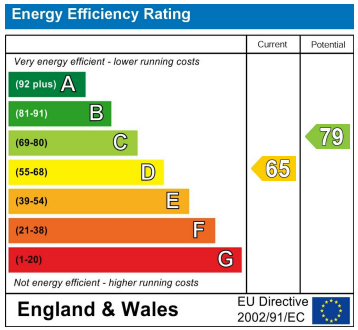

Total area: approx. 106.2 sq. metres (1142.6 sq. feet)

EPC Rating: D HEREFORD Council Tax Band: D

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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