

FOR  
SALE



1 Mascall Close, Hereford HR2 7GG

£229,995 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

A well-maintained 3 bedroom semi-detached house situated on southern outskirts of the City offering ideal first time buyer/small family accommodation. In excellent decorative order, the property has gas central heating, double glazing, downstairs WC, off-road parking, easy to maintain gardens and we recommend an internal inspection.

## POINTS OF INTEREST

- *Southern outskirts of the City*
- *Modern 3 bedroom semi-detached house*
- *Lounge, kitchen/diner & downstairs WC*
- *Easy to maintain gardens*
- *Off-road parking*
- *Ideal for first time buyer/small family*
- *Gas central heating & double glazing*



## ROOM DESCRIPTIONS

### Canopy Porch

Partial double glazed entrance door through to the

### Reception Hall

With mat-well, radiator, carpeted staircase to the first floor, central heating thermostat, smoke alarm and door to the

### Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin with tiled splashback, radiator, vinyl flooring and extractor fan.

### Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashback, space for dining table, easy to maintain flooring, double radiator, decorative walls, display shelving, window with blind overlooking the rear garden, built-in oven and 4-ring gas hob with splashback and cookerhood over, space and plumbing for washing machine and upright fridge/freezer, built-in dishwasher and access to the

### Lounge

Easy to maintain flooring, shelving, double radiator, useful built-in store cupboard, large window to the front aspect, TV point and double French doors to the rear garden.

### First floor landing

Fitted carpet, window to the front aspect with vertical blind, radiator and door to

### Bedroom 1

Fitted carpet, space for wardrobes, large windows to the front and rear aspects with vertical blinds, TV aerial point and built-in airing/store cupboard also housing the gas central heating boiler.

### Bedroom 2

Fitted carpet, radiator, window to the rear with vertical blinds.

### Bedroom 3

Fitted carpet, radiator, window to the front aspect.

### Bathroom

Suite comprising panelled bath with handgrips, tiled surround and twin showerhead over with glazed screen, pedestal wash hand-basin with mirror fronted medicine cabinet and shaver socket over, low flush WC, vinyl flooring, window, extractor fan and upright radiator/towel rail.

### Outside

To the front of the property there is a small garden landscaped for easy maintenance with paved pathway leading to the front door and to the side there is a brick-paved driveway providing off-road parking for 12 vehicles. The rear garden has again been landscaped for easy maintenance, mainly paved and partially laid to synthetic grass with 2 useful garden stores and side access gate.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band B - payable 2023/24 £1712.95

Water and drainage - metered supply.

### Money laundering regulations

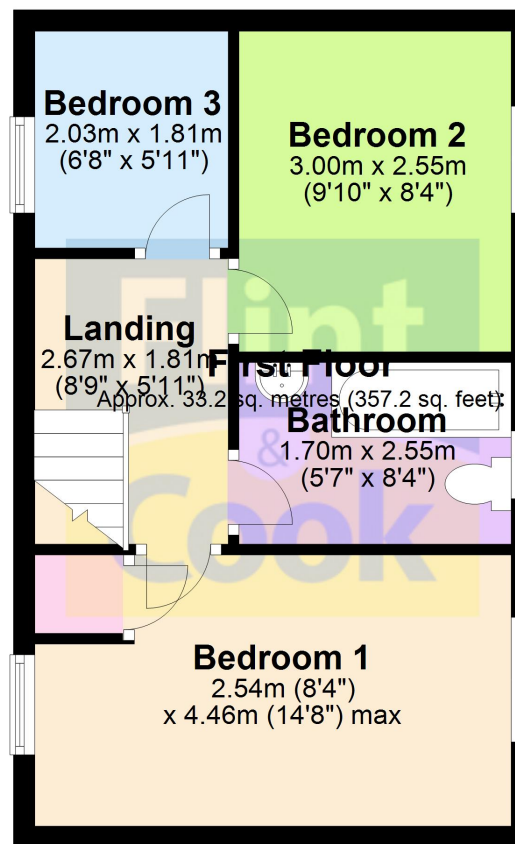
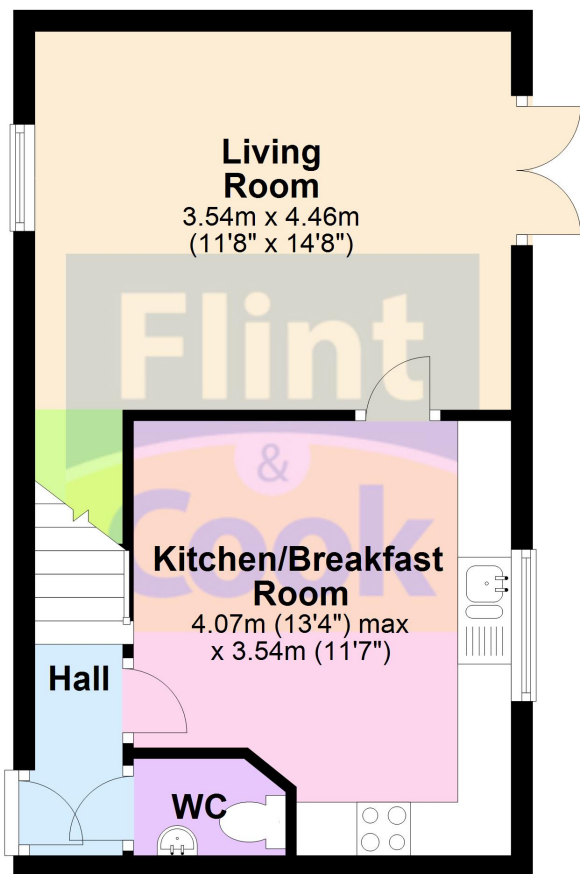
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

What3words - rounds.mouse.jungle

# Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>96</b>
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		