

FOR
SALE



13 Meadow Drive, Canon Pyon, Hereford HR4 8NT

£245,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

A well-maintained 2 bedroom semi-detached chalet bungalow offering ideal first time buyer/retirement accommodation which has recently been refurbished with newly fitted kitchen and bathroom and benefits from a garage and driveway, private gardens and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Newly fitted kitchen & bathroom*
- *Garage & off-road parking*
- *Must be viewed*
- *Ideal for first time buyer/retirement*
- *Semi-detached bungalow*
- *2 Bedrooms*
- *Oil central heating*
- *Double glazing*



ROOM DESCRIPTIONS

uPVC double glazed entrance door through to the

Entrance Porch

Easy to maintain flooring, coat-hooks, windows, electric light and uPVC door through to the

Impressive open-plan Living Room

Easy to maintain feature flooring, 2 double radiators, stairs to the first floor, large window to the front aspect with vertical blinds, further window to the side with vertical blinds, feature fireplace with hearth, display mantel and woodburning stove, central heating thermostat and sliding door to the newly fitted kitchen with 1½ bowl sink unit with pot-washer style mixer tap over, extensive range of wall and base cupboards, ample quartz worksurfaces with feature tiled splashbacks, easy to maintain flooring, built-in single oven and 4-ring hob, built-in fridge and freezer, space and plumbing for washing machine, built-in dishwasher, large centre light, radiator, central heating time control, space for tumble dryer and large sliding patio door with vertical blinds to the rear garden.

From the Living Room, a door leads to Bedroom 2

Fitted carpet, radiator, space for wardrobes, window to the rear.

First Floor Landing

Fitted carpet, access hatch to loft space, built-in airing cupboard with shelving and door to

Bedroom 1

Fitted carpet, double radiator, window to the side with vertical blinds, range of built-in wardrobes and useful eaves store cupboard.

Bathroom

Newly fitted suite comprising P-shaped bath with shower attachment over, vanity wash hand-basin with storage below and to the side, low flush WC, vinyl flooring, ladder style radiator, windows with Venetian blind and panelled walls for easy maintenance.

Outside

To the immediate rear of the property there is a good size paved patio area offering the perfect entertaining space and all enclosed by high fencing to maintain privacy. There is rear access to the garage and then, to the side of the property, there is a further garden area - well enclosed again for privacy with gate leading to the driveway. To the front of the property there is a driveway providing off-road parking facilities leading down to the GARAGE with up-and-over door, power and light point, ample storage space, side and rear windows and door to the rear.

Services

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

Outgoings

Council tax band C - payable 2023/24 £1943.50

Water and drainage - rates are payable/metered supply.

Money laundering regulations

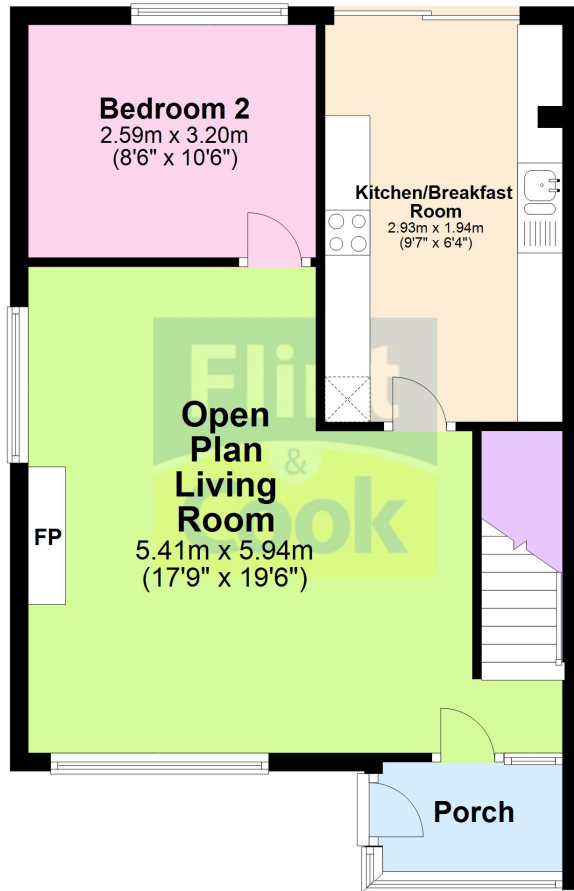
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Directions

What3words - saves.appointed.widget

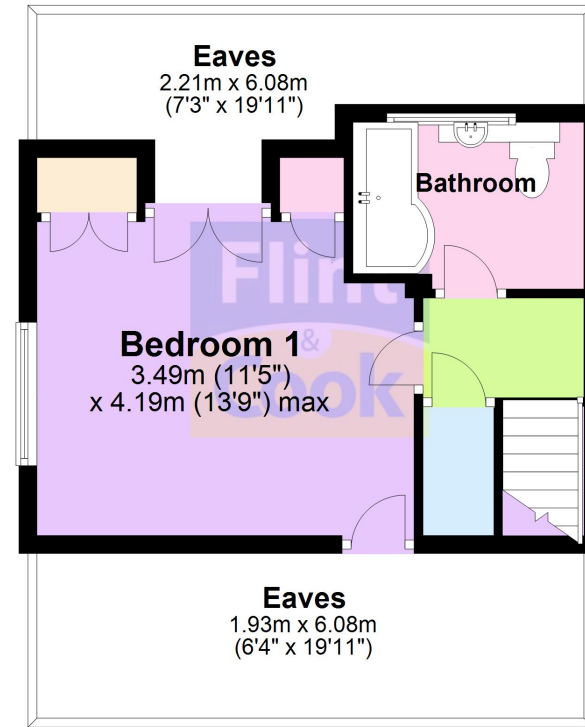
Ground Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 71.6 sq. metres (770.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			