

FOR
SALE



3 Princes Orchard, Peterchurch, Hereford HR2 0RW

£375,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a spacious 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of oil central heating, double glazing, generously sized living accommodation, good size rear garden and we strongly recommend an internal inspection. Peterchurch is within easy driving distance of both Hereford and Hay-on-Wye and the village itself offers a range of amenities including shop, restaurants, public house, church, hairdressers, countryside walks and the popular Fairfield School.

POINTS OF INTEREST

- *Popular village location*
- *Spacious 4 bedroom detached house*
- *Lounge, kitchen/diner & utility room*
- *Oil central heating & double glazing*
- *Ideal family home*
- *Good size rear garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and entrance door through to the

Reception Hall

With carpeted staircase to the first floor, radiator, understairs storage area and door to the

Cloakroom

Low flush WC, corner wash hand-basin with tiled splashback, radiator and wall mirror.

Lounge

Fitted carpet, radiator, window to the front aspect with Venetian blind, coved ceiling, feature fireplace with hearth and woodburning stove and folding double doors through to the

Open-plan Kitchen/Dining Room

With single drainer sink unit and mixer tap over, extensive range of wall and base cupboards, laminate tiled floor, radiator, window enjoying a pleasant outlook across the rear garden with countryside beyond, built-in double oven and 4-ring hob with mirror splashback and cookerhood over, space and plumbing for dishwasher, space for dining table, double glazed double French doors onto the rear patio and garden, extensive range of store cupboards with ample shelving and door to the

Utility Room

Sink unit, range of base cupboards with worksurfaces, space and plumbing for washing machine, window to the rear, partially glazed door to the side pathway, floor mounted oil central heating boiler, pulley-style clothes drying line and access to the

Office/Store Room (formerly part of the garage)

Providing the perfect work-from-home office space or useful storage.

First floor landing

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

Bedroom 1

Fitted carpet, radiator, window to the front aspect enjoying a pleasant outlook, large built-in double wardrobe and door to the EN-SUITE SHOWER ROOM with shower cubicle and glazed door, vanity wash hand-basin with mirror over, low flush WC, ladder style towel rail/radiator.

Bedroom 2

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

Bedroom 3

Fitted carpet, radiator, space for wardrobes and window to the rear enjoying a pleasant outlook.

Bedroom 4

Fitted carpet, radiator, window to the front aspect.

Bathroom

Suite comprising P-shaped bath with rainwater style showerhead over and further shower attachment, vanity wash hand-basin, low flush WC, window, radiator.

Outside

To the front of the property there is a lawned garden bordered by flowers and shrubs with feature trees and double width driveway to the side providing off-road parking for 2 vehicles. There is also access to the front part of the garage which is divided into two and offers ideal storage space. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space which leads onto the remainder of the good size garden which is mainly laid to lawn, bordered by flowers and shrubs and all well enclosed to maintain privacy. There is useful side access, outside tap and DETACHED SUMMERHOUSE at the bottom of the garden.

Services

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

Outgoings

Council tax band TBC - payable 2024/25 £TBC.

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.

Viewing

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

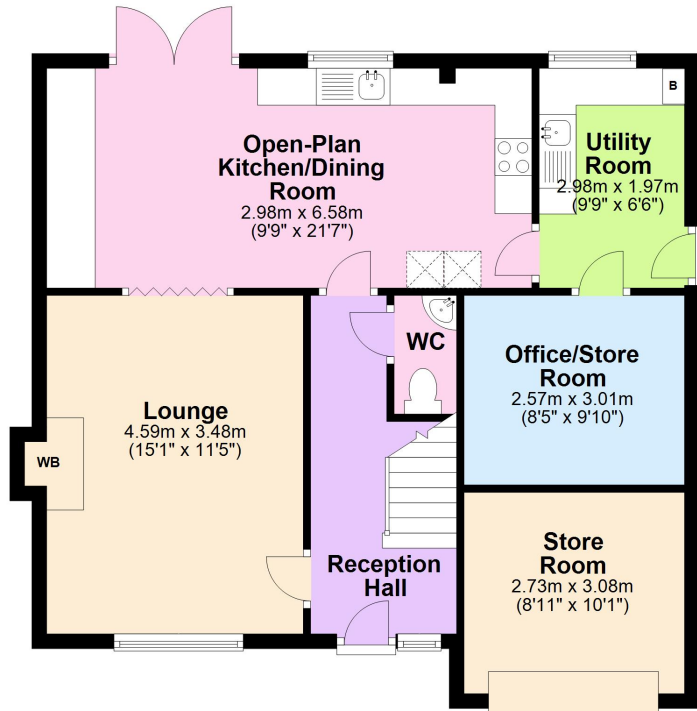
Directions

What3words - occur.boom.parts



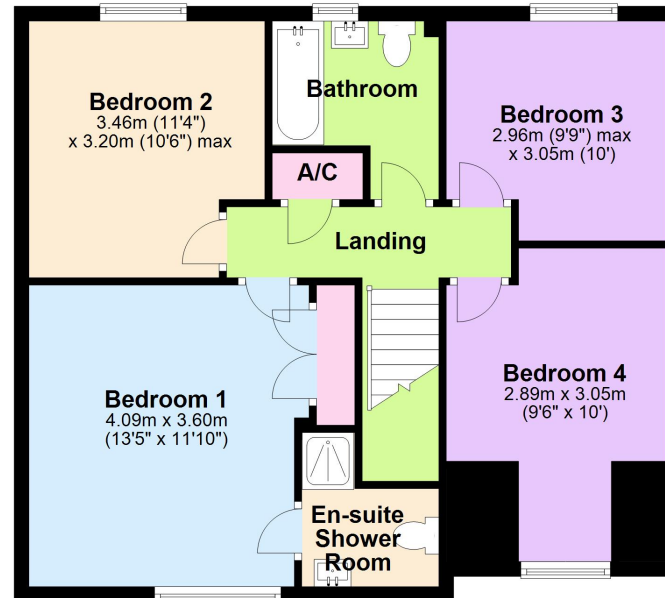
Ground Floor

Approx. 68.8 sq. metres (740.2 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.5 sq. feet)



Total area: approx. 131.5 sq. metres (1415.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	78
England, Scotland & Wales			