

FOR
SALE



Flint
&
Cook

35 Manor Fields, Burghill, Hereford HR4 7RR

£195,000 - Freehold

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PROPERTY SUMMARY

Peacefully situated in this popular village location, a well maintained 2 bedroom terraced house offering ideal first time buyer accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, double glazing, easy to maintain gardens, off-road parking and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Well maintained 2 bedroom house*
- *Gas central heating & double glazing*
- *Ideal for first time buyers*
- *No onward chain*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door through to the

Reception Hall

Tiled floor, radiator with decorative cover, display shelving and archway to the

Fitted Kitchen

With single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurfaces with tiled splashbacks, tiled floor, double glazed window to the front aspect, wall mounted gas central heating boiler, fridge freezer, washing machine & cooker are included, central lighting.

Living Room

Laminate flooring, radiator with decorative cover, range of display shelving, TV cabinet, feature fireplace, stairs to the first floor with understairs cupboard and double glazed sliding patio door to the

Garden Room

Wood-block flooring, power and light points, wall mounted electric heater, double glazed windows and double doors to the rear garden.

First floor landing

Fitted carpet, access hatch to boarded loft space, door to

Bedroom 1

Fitted carpet, double radiator, range of built-in wardrobes, double glazed window to the rear enjoying a pleasant outlook with Burghill Golf Club in the distance.

Bedroom 2

Double bedroom with fitted carpet, double radiator, built-in store cupboard/wardrobe and double glazed window to the front aspect.

Shower Room

Suite comprising shower cubicle with twin overhead showerhead and glazed screen, low flush WC, wash hand-basin with shelving above and below, recessed spotlighting, double radiator, further display shelving, double glazed window and extractor fan.

Outside

The rear garden has been landscaped for easy maintenance and all well enclosed to maintain privacy. There is a useful timber garden shed (with electric) and rear access gate. To the front of the property there is a brick-paved drive providing off-road parking facilities.

Services

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

Outgoings

Council tax band B - payable 2024/25 £1772.40

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

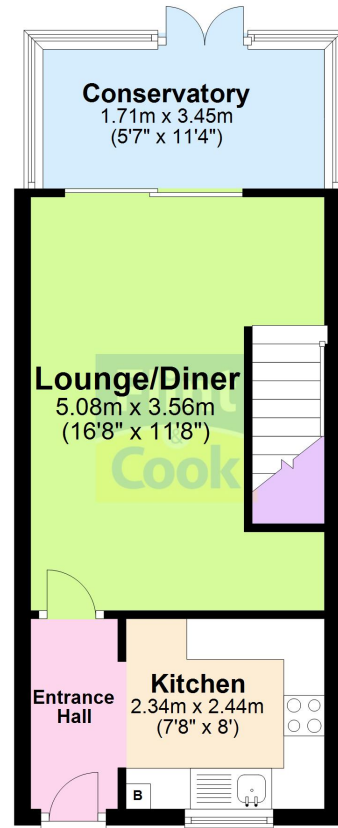
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford City along Whitecross Road taking the 3rd exit at the Monument roundabout onto Three Elms Road. At the traffic lights turn left and then take the 1st turning right signposted to Burghill. Turn left just before reaching Burghill Valley Golf Club and after approximately 400 yards Manor Fields is on the left hand side. What3words - tailing.window.unwound

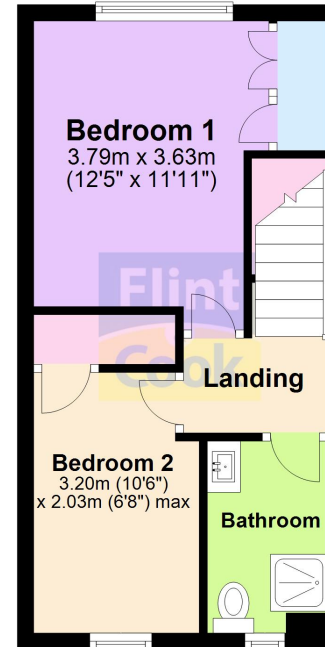
Ground Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 60.2 sq. metres (647.7 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC