



## 10 WELLBROOKSIDE

PETERCHURCH, HEREFORD HR2 0SR

Asking Price £199,500  
FREEHOLD

Situated in the popular village of Peterchurch, a well presented three bedroom terraced property being offered for sale with no onward chain. The property would make an ideal home for first time buyers or families and a viewing is highly recommended.



# 10 WELLBROOKSIDE

- Popular village location
- Three bedroom terraced house
- Front & rear gardens
- Sold with no onward chain
- Ideal for a first time buyer/family
- Must be viewed!

## Ground Floor

With composite entrance door leading into the

## Entrance Hall

With wood flooring, ceiling light point, carpeted stairs leading up, double glazed windows and doors to the

## Living Room

With wood effect flooring, electric fireplace and surround, central ceiling light, coving, wall mounted electric heater and double glazed french doors to the rear garden.

## Kitchen/Dining Room

A modern fitted kitchen/dining room with a range of wall and base units, there is ample workspace space over, a 1 1/2 bowl sink and drainer unit, under counter space and plumbing for a washing machine with a freestanding dishwasher included, there is space for a freestanding fridge/freezer, an integrated four ring induction hob and oven below with cooker hood over, there is ample space for dining with a tiled floor, double glazed window to the front, spotlights, a stable door to the front garden and door to the rear.

## Bathroom

Three piece suite comprising bath with handheld shower attachment and part tiled surround, low flush w/c, wash hand basin with storage under, chrome heated towel rail, double glazed window and spotlights.

## First Floor Landing

With fitted carpet, two ceiling light points, ceiling fitted

hanging dryer, airing cupboard housing the hot water cylinder, two double glazed windows, a nook perfect for a home office space and doors to

## Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light, fitted wardrobes with sliding doors and fitted spotlights, a feature fireplace, wall mounted electric heater and double glazed window to the rear with fantastic countryside views.

## Bedroom Two

A second spacious double with wood flooring, central ceiling light, wall mounted electric heater and double glazed window to the rear aspect with countryside views.

## Bedroom Three

Formerly the first floor bathroom with plumbing still in place, converted to a third bedroom with fitted carpet, ceiling light point, wall mounted electric heater and double glazed window to the front aspect.

## Outside

To the rear there is a low maintenance garden laid to decking with the reminder laid to stone, there is a fitted bench seat with planters. A useful storage shed and additional potting shed. The garden is enclosed by fencing with useful outside tap; light and power points. To the front a wooden gate opens up onto a low maintenance front garden laid to stone with access to both front doors and with a useful storage shed. A short walk away from the property there is allocated parking.



### Directions

Proceed south out of Hereford City on the A465 Abegavenny Road turning right signposted to Clehonger, follow the signs to Kingstone and Peterchurch. On entering the village of Peterchurch, take the first turning right sign-posted to Stockley Hill and then first right into Wellbrookside.

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

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

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

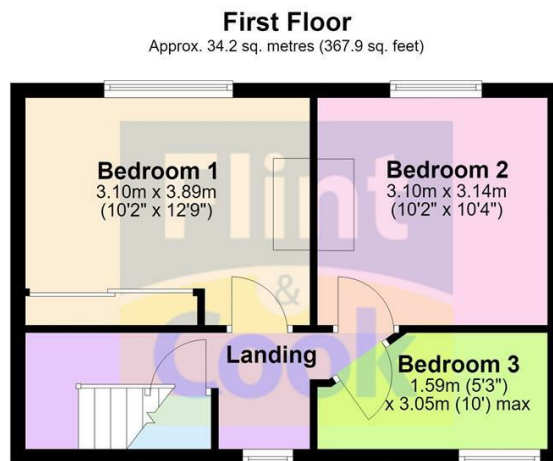
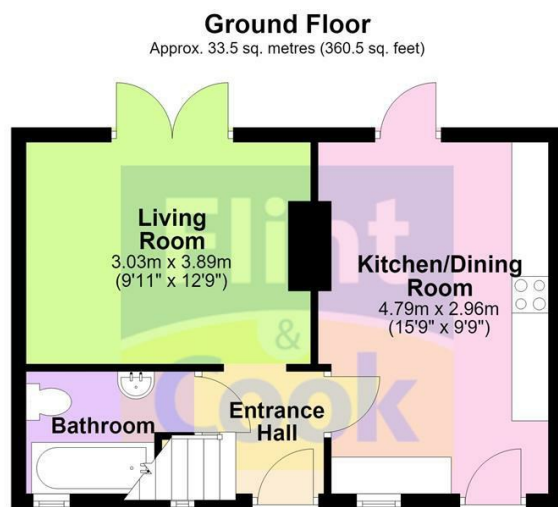
### Viewing Arrangements

Strictly by appointment through the Agent (01432)

355455.

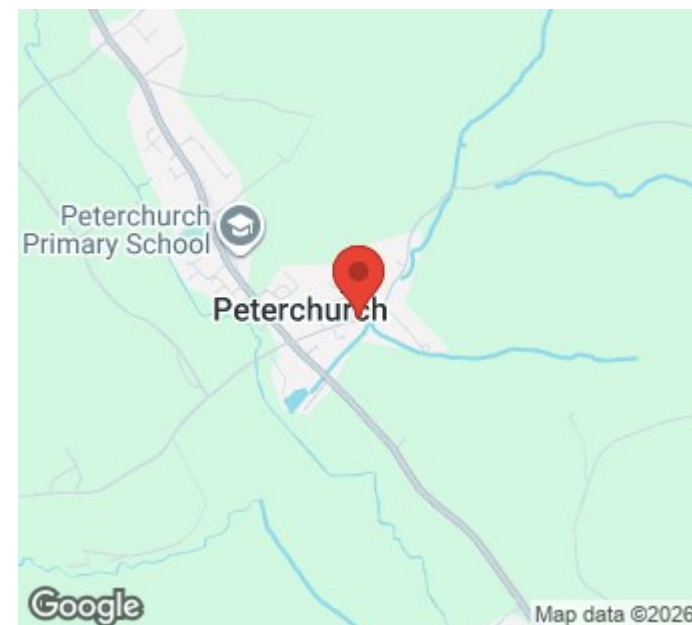
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Total area: approx. 67.7 sq. metres (728.4 sq. feet)

**EPC Rating: D Hereford Council Tax Band: B**



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            | 84        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 57                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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