





THE BURREN BURGHILL

HEREFORD HR4 7RW

Asking Price £299,950

FREEHOLD

Peacefully situated in one of Hereford's most highly sought after village locations with close proximity to golf course, primary school, pub and local shop. A deceptively spacious 2/3 bedroom semi-detached chalet bungalow. The property, which is offered for sale with no onward chain, has the added benefit of gas central heating, generously sized living accommodation, garage and long driveway and easy to maintain gardens. An internal viewing is highly recommended.

Flint & Cook

THE BURREN BURGHILL

• Highly sought-after village location • Spacious semi-detached chalet-style bungalow • Large living room and fitted kitchen • 2/3 bedrooms • Garage and ample parking • No onward chain!





In more detail the accommodation comprises:

Entrance door through to the

Entrance Hall
With storage space and door to the

Living Room
Feature flooring and stairs to the first floor, two radiators, two double-glazed windows to the side, wall-mounted electric heater, air conditioning unit, large double-glazed window to the front aspect with vertical blinds and glazed panel door to the

Dining Room/Bedroom 3
With radiator and double-glazed window to the rear.

Kitchen/Breakfast Room
Range of wall and base cupboards, ample work surfaces and splashbacks, tiled floor, space for breakfast table, radiator, double-glazed side window, air conditioning unit, glazed window looking through to the utility room, built-in five-ring gas hob with splashback and cooker hood over, built-in double oven, access to the rear lobby with storage space and door to the

Utility Room
With power and light points, space and plumbing for washing machine, tumble dryer etc. Glazed windows, door to the rear garden and door to the

Downstairs WC
Low level WC, wash-hand basin and wall shelving.

Downstairs Bedroom 2 (formally the garage)
With large radiator, double-glazed windows to the side and rear and double-glazed patio door to the front aspect.

First Floor Landing
With access hatch to loft storage space, useful cupboard with shelving and door to

Bedroom 1
With fitted carpet, radiator, double-glazed window to the side, 2 large walk-in eaves storage cupboards - one housing the gas central heating boiler.

Bathroom
Suite comprising, vanity wash-hand basin with storage below, mirror-fronted medicine cabinet over. Panelled bath, low level WC, separate shower cubicle with glazed doors and panelled walls, high level double-glazed windows and ladder-style towel rail/radiator.

Outside
To the front of the property, there is a good-sized lawned garden with driveway to the side, providing ample off-road parking and leading up to the detached garage/workshop with up-and-over door, power and light points, ample storage space and personnel door to the rear.

The rear garden is partially laid to lawn, bordered by flowering plants and shrubs, enclosed by hedging and fencing and has useful side access, outside tap and a timber garden shed.

Outgoings

Water and drainage rates are payable.

Property Services

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

Directions

Proceed west of the city along Whitecross Road, taking the 3rd exit at the monument roundabout onto Three Elms Road. At the traffic lights, turn left onto the Roman Road and first right, signposted to Burghill. Proceed past Burghill Valley Golf Club, taking the next turn on your right, proceeding back into the village. The Burren is on the left-hand side after approximately 250 yards.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

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.

Money Laundering

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

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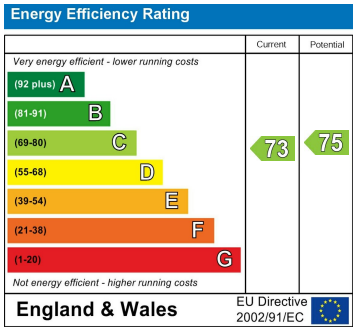




Total area: approx. 108.1 sq. metres (1163.7 sq. feet)

The Burren, Burghill, Hereford





EPC Rating: C Herefordshire Council Tax Band: C

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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