



## BURGHILL

HEREFORD HR4 7RX

£419,995  
FREEHOLD

Situated in this popular village location and Conservation Area, a 2 bedroom detached cottage with large garden. The popular village a 2 bedroom detached cottage with large garden. The property has the added benefit of gas central heating, driveway parking, garage and we highly recommend an internal inspection.



# BURGHILL

- Detached cottage • Popular village location • 2 Bedrooms • Garage & driveway • Gas central heating • Large garden • Viewing advised



## Full Description

Situated in this popular village location and Conservation Area, a 2 bedroom detached cottage with large garden. The popular village a 2 bedroom detached cottage with large garden. The property has the added benefit of gas central heating, driveway parking, garage and we highly recommend an internal inspection.

### Front entrance door into the Entrance Hall

With mat-well, wooden flooring, recessed spotlighting, smoke alarm, useful storage cupboard with coat storage and single glazed window.

### Downstairs Shower Room

Suite comprising double width shower cubicle with electric shower over, low flush WC, vanity wash hand-basin, illuminated mirror, tiled surround, heated towel rail, double glazed window to the rear aspect, recessed spotlighting and vinyl flooring.

### Sitting room

Tiled floor, double glazed window to the front aspect, radiator, Inglenook-style fireplace with woodturning stove, stone feature wall, a wealth of character including wooden beams throughout and doors into the

### Inner Hallway

Fitted carpet, radiator, stairs leading to the first floor and door into the

### Study

Fitted carpet, double glazed window to front and door into the

## Lounge

Wooden flooring, double glazed windows to the front aspect, radiator, wooden door and single glazed windows to the front, Inglenook-style fireplace with coal-effect woodburning stove and door into the

## Kitchen

Fitted wall and base units with ample worksurfaces, 1½ bowl sink and drainer, integrated dishwasher, integrated hob, integrated oven and microwave, Rayburn, recessed spotlighting, 2 double glazed windows to the rear aspect, upright contemporary radiator, loft hatch and opening into the

## Dining Room

Tiled floor, radiator, fitted worksurface with storage under and double glazed French doors opening out onto the rear patio, recessed spotlighting.

### A further door leads from the Kitchen into the Uti

Tiled floor, gas central heating boiler, under-counter space for washing machine, single glazed window and door out to the side.

### First floor landing

Fitted carpet, 2 double glazed windows to the front aspect and 2 single opaque glazed windows to the rear, 3 useful storage cupboards, loft hatch and doors to

### Bedroom 2

Radiator, fitted carpet, double glazed window to the front aspect with countryside views, double glazed window to the side aspect and recessed shelving.

### Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, double glazed window to the side, fitted sink with storage under and 2 useful built-in wardrobe cupboards.

### Services

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

### Outgoings

Council tax band D payable 2023/24 £2330 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.

### Viewing

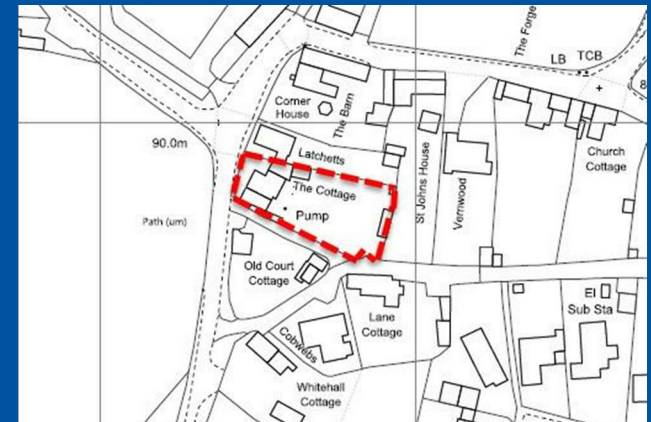
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

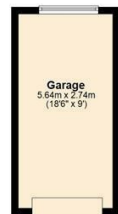
### Outside

To the front there is a concrete driveway with parking for several vehicles and the front garden is laid to stone for low maintenance, enclosed by stone walling with a range of plants and shrubs. There is access to the GARAGE with up-and-over door and access to the rear garden. Outside tap. To the side of the property there is a lane with access down to gates at the rear end of the garden with access to the second garage. The French

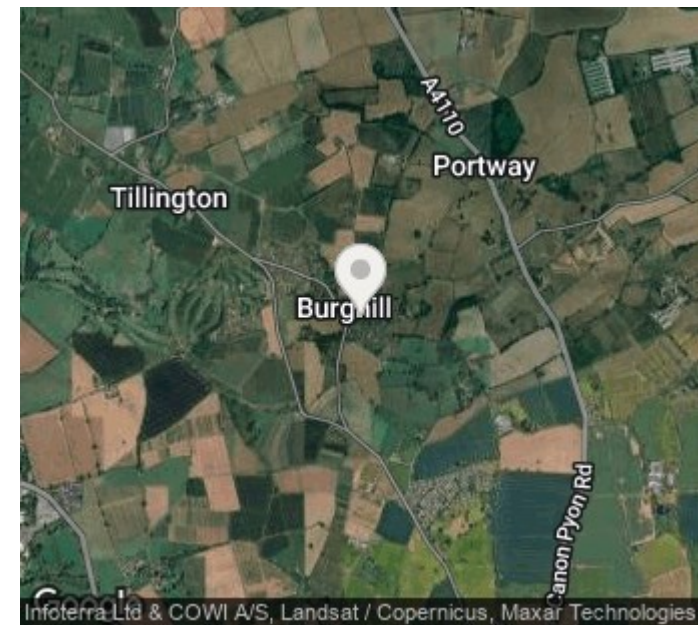
doors open out onto a southeast facing paved patio area leading onto the very large garden, mainly laid to lawn with an array of plants and shrubs. Outside storage shed. Outside store. 2 greenhouses. An enclosed chicken coop and a range of plants and shrubs, enclosed by hedging and fencing. The whole extends to approximately 1/4 of an acre.

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Total area: approx. 152.0 sq. metres (1636.4 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using Planity.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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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