



## 31 BURTON WOOD

WEOBLEY, HEREFORD HR4 8SZ

£225,000  
FREEHOLD

Situated in this popular village location, a three bedroom end of terrace requiring a degree of modernisation throughout and offering a fantastic opportunity for a first home. The property benefits from front & rear gardens, driveway parking and is being sold with the benefit of no onward chain. A viewing is highly recommended.



# 31 BURTON WOOD

- End terraced home
- Popular village location
- Three bedrooms
- Front & rear gardens with driveway parking
- Sold with no onward chain
- Ideal first time buyer home



## Ground Floor

With entrance door leading into the

### Entrance Hallway

With fitted carpet, storage heater, ceiling light point, space for coat and shoe storage, carpeted stairs leading up and doors into

### Living Room

A spacious lounge with dual aspect double glazed windows to the front and rear with door out to the rear garden, storage heater, ceiling light point, fitted carpet and feature fireplace.

### Kitchen/Dining Room

Kitchen comprising fitted wall and base units with ample work surface space over, stainless steel sink and drainer unit, integrated electric hob with oven below and extractor over, there is a useful under stair storage cupboard, double glazed window to the rear and wood effect flooring. The dining area has a large double glazed window to the front aspect, ceiling light point, fitted carpet and electric heater. Doors from the kitchen area lead to the

### Downstairs Toilet

With low flush w/c, ceiling light point and double glazed window.

### Utility Room

With vinyl flooring, space and plumbing for a washing machine and tumble dryer, ceiling light point, wall mounted fuse box and electric meter and door out to the rear garden.

## First Floor Landing

With fitted carpet, ceiling light point, double glazed window, loft hatch, airing cupboard housing the hot water cylinder and doors to

### Bedroom One

With fitted carpet, ceiling light point, double glazed window to the front aspect and wall mounted electric heater.

### Bedroom Two

With fitted carpet, ceiling light point, wall mounted electric heater and double glazed window to the front aspect.

### Bedroom Three

With fitted carpet, ceiling light point, wall mounted electric heater and double glazed window to the rear aspect.

### Shower Room

With fitted corner shower cubicle with tiled surround and electric shower over, vanity wash hand basin with storage below, ceiling light point, double glazed window and wall mounted electric heater.

### Toilet

With low flush w/c, ceiling light point and double glazed window.

### Outside

To the front of the property there is a right of access across the neighbouring property leading to the front garden of no.31, which is mostly laid to lawn with a

variety of trees and shrubbery enclosed by fencing and with access to the front door and side access gate. To the rear there is a good sized garden with two paved patio areas and an array of plants and shrubbery. There is a good sized wooden garden shed and is enclosed by fencing. There is an area laid to stone with gates leading out to the driveway parking, accessed off a small lane just up from the property. There is a side access gate leading to an area of stone with additional storage shed and access gate to the front garden. There is a useful outside tap.

#### **What3words**

screening.control.slacker

#### **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 are connected.

#### **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**

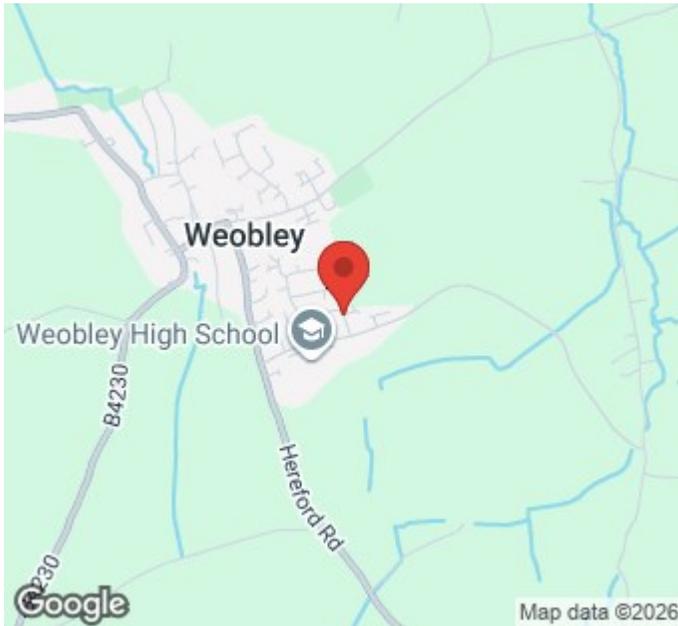
Freehold - vacant possession on completion.

#### **Viewing Arrangements**

Strictly by appointment through the Agent (01432) 355455.

## 31 BURTON WOOD





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

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

Flint and Cook Hereford Sales  
 22 Broad Street  
 Hereford  
 Herefordshire  
 HR4 9AP

01432 355455  
 hereford@flintandcook.co.uk  
 flintandcook.co.uk

