



## 11 SPRINGFIELD ROAD WITHINGTON HR1 3RU

£285,000  
FREEHOLD

Peacefully situated in this popular village location, a spacious 3 bedroom extended semi-detached house offering ideal first time buyer/small family accommodation. The property has the added benefit of gas central heating, double glazing, impressive ground floor extension, easy to maintain gardens, a detached single garage and we recommend an internal inspection.



# 11 SPRINGFIELD ROAD

- Popular village location
- Impressive 3 bedroom, extended semi
- Spacious open plan kitchen/dining/family room
- Easy to maintain gardens
- Detached single garage & driveway



## Canopy Porch

With uPVC partially double glazed entrance door through to the

## Reception Hall

With fitted carpet, radiator with decorative cover, carpeted staircase to the first floor, central heating thermostat and door to the

## Lounge

With fitted carpet, radiator, double glazed bay window to the front aspect with vertical blinds, feature fireplace with hearth, display mantel and built in gas coal effect living flame fire, corner under stairs store cupboard and door to the

## Kitchen/Dining/Family Room

A superb multi purpose space with laminate tiled floor throughout and laid out as follows

Kitchen Area - with single drainer sink unit with mixer tap, an extensive range of wall and base cupboards, ample work surfaces with tiled splash backs, built in oven and 4 ring gas hob with cooker hood over, space and plumbing for a washing machine, space for an upright fridge/freezer, a large central station/breakfast bar with storage below and open plan access to the side porch.

## Dining/Family Area

With double radiator, 2 Velux roof lights, double glazed window and double French doors with vertical blinds leading to the rear patio.

## Side Porch

With double glazed window, storage space and door out to the driveway.

## First Floor Landing

With fitted carpet, access hatch to the loft space, built in airing cupboard with shelving and hanging rail and door to

## Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with roller blind. built in double wardrobe with mirrored sliding doors.

## Bedroom 2

With fitted carpet, radiator. double glazed window to the rear and built in single wardrobe.

## Bedroom 3

With fitted carpet, radiator, built in shelving and store cupboard and double glazed window to the front aspect with roller blind.

## Shower Room

With suite comprising a corner shower with glazed sliding doors, vanity wash hand basin with storage below, low flush WC, tiled floor and wall surround for easy maintenance, wall mirrors, shaver socket, ladder style towel rail/radiator, double glazed window and extractor fan.

## Outside

The rear garden has been landscaped for easy maintenance with large paved patio areas, a central

space laid to artificial grass, all enclosed by fencing for privacy and with a useful side access gate and rear door into the garage.

To the front there is a lawned garden with central tree and a paved pathway which leads to the front door and then continues onto the drive at the side where there is offroad parking

#### **Detached Single Garage**

With up and over door, power and light points and personal door to the rear.

#### **Directions**

Proceed north out of Hereford along Commercial Road onto Aylestone Hill, at the roundabout at the bottom of the hill take the third exit towards Worcester. After approximately 2 miles turn left signposted to Withington and then first right into Springfield Road.

#### **Property Services**

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

#### **Outgoings**

Council tax band 'D' - £2,414 for 2025/2026

Water and drainage rates are payable.

#### **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

#### **Money Laundering Regulations**

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

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		70	
(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

