



1 REDSTONE

BURGHILL, HEREFORD HR4 7RT

£220,000
FREEHOLD

This attractive and spacious semi-detached house is pleasantly located within the village of Burghill, in need of updating with 3 bedrooms, large gardens & off-road parking.



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- Semi-detached house • Lovely village location • 3 bedrooms • In need of updating • Ideal for a family • Large gardens • Lovely outlook

Property Description

This attractive and spacious semi-detached house is pleasantly located within the village of Burghill, close to the golf club, and about 4 miles west of the cathedral city of Hereford.

Within the village there is a golf club, a church and a village hall. In nearby Tillington there is also a public house, shop and primary school.

The property was constructed in 1950 and is now in need of updating, offering excellent scope to create a family home and with a lovely rear view and a large garden with scope for creation of off-road parking and the erection of a garage (subject to the necessary planning consent).

Canopy Porch

With door through to the

Entrance Hall

With electric storage heaters, under stair storage cupboard, staircase to the first floor and doors to the fuel store and WC.

Sitting Room

With open fireplace with tiled surround and window to rear.

Dining/Living Room

With an open fireplace and tiled surround with back boiler, a recessed storage cupboard with hot water cylinder and two windows to the rear.

Kitchen

With sink, storage cupboards, a walk-in pantry with shelving, storage heater, window to front and a door to the

Side Entrance Hall

with door to the

First Floor Landing

With window to the front, access hatch to the roof space and cupboard housing the water tank.

Bedroom 1

With window to the rear.

Bedroom 2

With window to the rear

Bedroom 3

Window to the front.

Bathroom

With a white suite with an original enamel bath, wash hand basin, WC, wall mounted electric heater and window to the side.

Outside

The property stands in large, well-stocked gardens with a small ornamental pond and apple trees which are enclosed by hedging and back onto open farmland. There is also a large integral store shed which could be incorporated into additional living space.

Property Services

Mains water, electricity and drainage are connected. It



is understood that gas is available in Burghill but purchasers must satisfy themselves as to the cost and availability.

Outgoings

Council tax band 'B' - £1,860 for 2025/2026

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

From Hereford, proceed initially towards Brecon on the A438 (Whitecross Road) at the roundabout take the 3rd exit onto the A4110 (Three Elms Road). Continue past Whitecross School and the Three Elms public house and at the traffic lights turn left. Take the first turning right and continue into Burghill and at the mini crossroads (just before Burghill Valley Golf Club) turn left and the property is located on the left hand side after about 100 yards.

What3Words

Presides.divisions.camcorder

Viewing

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

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 91.0 sq. metres (979.5 sq. feet)

EPC Rating: G Council Tax Band: B

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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