



**12 ROTHERWAS CLOSE  
HEREFORD HR2 6RG**

**£259,950  
FREEHOLD**

Situated south of Hereford City, a fantastic three bedroom detached home offering ideal first time buyer/ family accommodation. The property which benefits from gas central heating, double glazing, a good sized enclosed rear garden & driveway parking also benefits from a useful utility room, downstairs W/C and a modern kitchen & bathroom. A viewing is highly recommended.

**Flint  
&  
Cook**

# 12 ROTHERWAS CLOSE

- Three bed detached house • Ideal first time buyer/ family home • Well presented throughout • Utility room & downstairs W/C • Enclosed rear garden & driveway parking • Must be viewed!



## Ground floor

With canopy porch and entrance door leading into the

## Entrance hall

With wood effect flooring, ceiling light point, heating thermostat, radiator, large storage cupboard with space for coats and shoes, stairs leading up and doors leading into the

## Lounge/dining room

An impressive spacious lounge/dining room with wood effect flooring, two radiators, ceiling light point, ample space for both living and dining with french doors and full height picture window leading out to the rear garden.

## Kitchen

A modern fitted kitchen with white high gloss matching wall and base units, ample work surface space, stainless steel sink and drainer, under counter space for dishwasher, four ring gas hob with extractor hood over and oven below, double glazed window to the front aspect, large double glazed window to the front aspect, fitted breakfast bar and pocket door leading into the

## Utility room

With fitted wooden work surface, under counter space and plumbing for washing with space over for tumble dryer, space for a freestanding fridge/freezer, radiator, tiled floor, ample storage space, ceiling light point and pocket door leading into the

## Downstairs W/C

With low flush w/c, wash hand basin with storage under and tiled splash back, ceiling light point and extractor.

## First floor landing

With exposed wooden floorboards, ceiling light point, loft hatch and doors to

## Bedroom one

With wood effect flooring, ceiling light point, radiator, ample space for wardrobes, double glazed window to the rear aspect with views to the green space behind.

## Bedroom two

With wood effect flooring, radiator, ceiling light point, double glazed window and large built in storage cupboard.

## Bedroom three

With wood effect flooring, ceiling light point, radiator and double glazed window to the rear aspect.

## Bathroom

Modern three piece white suite comprising p shaped bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator, double glazed window, ceiling light point and vinyl tiled flooring.

## Outside

To the rear a good sized paved patio area providing the perfect outdoor entertaining space with a paved pathway leading to the side access gate, there is a good sized lawned area with a further paved patio area to the

rear of the garden. The garden is enclosed by fencing with a small border of plants and shrubbery with useful rear gate leading to the green space behind. To the front, a tarmacadam driveway providing off road parking. French doors open to the front part of the garage/storage area with light and power. Paved steps lead to a brick paviour pathway which provides access to the front door and side access gate.

#### Directions

Proceed south out of Hereford towards the A49 (Ross on Wye) at the Broadleys pub traffic lights take the left turn onto Holme Lacy Road, follow this road past the The Wye Inn public house and then take the left hand turning onto Goodwin Way, proceed to the end and take the last right turning for Rotherwas Close and the property is situated on the left hand side.

#### 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 and gas are connected. Gas-fired central heating.

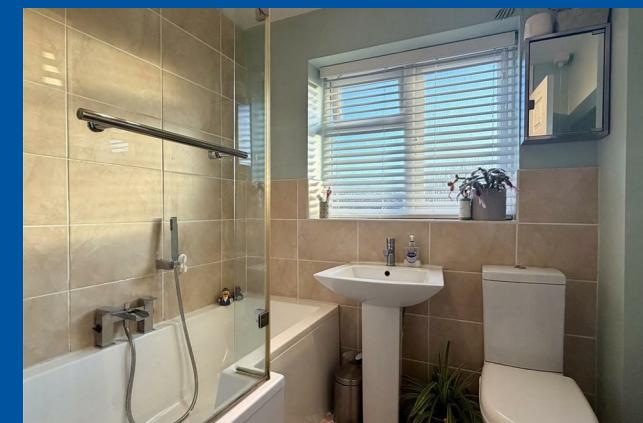
#### Tenure & Possession

Freehold - vacant possession on completion.

#### Viewing Arrangements

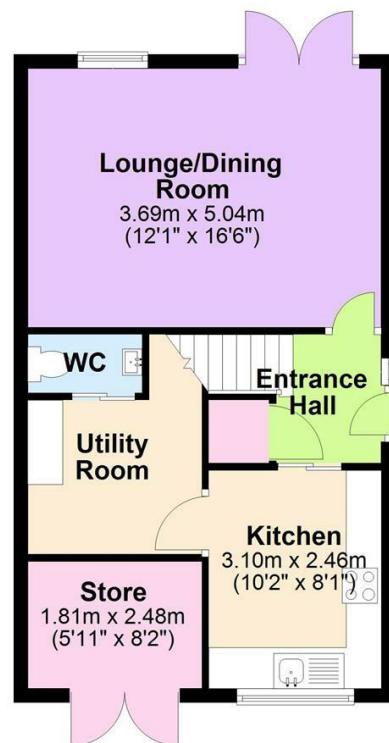
Strictly by appointment through the Agent (01432) 355455.

## 12 ROTHERWAS CLOSE



## Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 81.2 sq. metres (873.7 sq. feet)

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



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92 plus)                                   | <b>A</b> |                         | 87        |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         | 58        |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England & Wales                             |          | 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

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