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20 Gilberts Wood, Ewyas Harold, Herefordshire, HR2 0JL

Situated to the south of Hereford city in the popular village location of Ewyas Harold, a well presented three bedroom semi detached family home with double glazing, electric heating, off road parking and enclosed rear garden.

£260,000 (Freehold)

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LOCATION

The property is located to the south of Hereford city in the popular village location of Ewyas Harold. In the area are a range of amenities, including doctor's surgery, public house, primary school and located 12 miles away is the city of Hereford. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented three bedroom semi detached family home with electric heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen/dining room, first floor landing with access to three bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Canopy entrance porch with double glazed panelled entrance door leading to the;

Entrance Hall

With laminated flooring, smoke alarm, stairs to the first floor, wall mounted electric radiator and doors to the cloakroom and sitting room.

Cloakroom

With front aspect double glazed window, low flush WC, wash hand basin with partially tiled wall surround, spotlights and laminated flooring.

Sitting Room

4.39m (14'5) x 4.17m (13'8) (maximum)

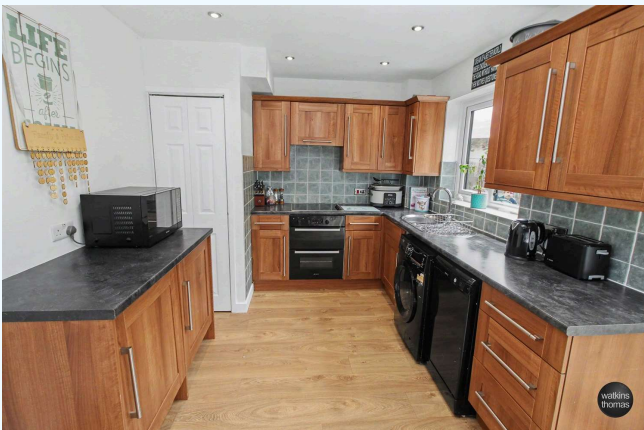
L shaped room with front aspect double glazed window, wall mounted electric heater, laminated flooring, TV point and door to the kitchen/dining room.



Kitchen/Dining Room

5.18m (17') x 2.77m (9'1)

With rear aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surface tiled splashbacks, base units under with matching wall units, integrated electric double oven and hob, space for dishwasher, plumbing and space for washing machine, integrated fridge, pantry, wall mounted electric radiator, inset spotlights, smoke alarm, laminated flooring and double glazed french doors giving access to the rear garden.



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ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to loft space, airing cupboard, doors to bedrooms and bathroom.

Bedroom 1

3.58m (11'9) x 2.87m (9'5) (plus door recess)
With front aspect double glazed window and night storage heater.



Bedroom 2

3.61m (11'10) x 2.49m (8'2) (plus door recess)
With rear aspect double glazed window and built in wardrobe.



Bedroom 3

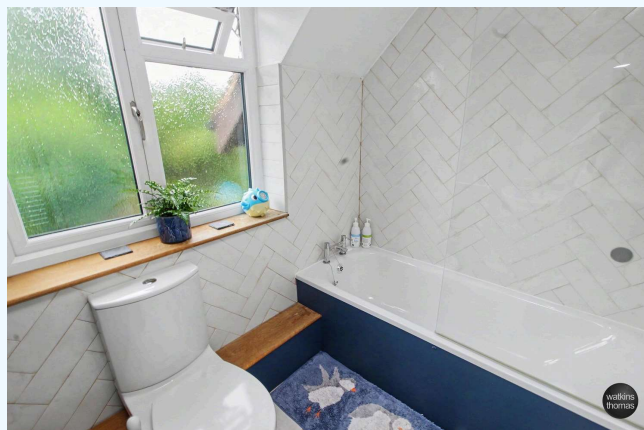
2.16m (7'1) x 2.59m (8'6)
With front aspect double glazed window and work surface providing space for a study area.



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Bathroom

With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over. Low flush WC, a range of wall units and vanity wash hand basin, extractor fan, heated towel rail and underfloor heating.



OUTSIDE:

To the front of the property is a lawned garden with driveway. A side access gate gives access to the rear garden where there is a patio leading to the main garden which is laid to lawn. There are various shrub borders and the garden is enclosed by fencing to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the Tesco roundabout, take the second exit onto the A465 Hereford to Abergavenny Road. After approximately 12 miles, turn right into the village of Ewyas Harold. Continue through the village over the bridge and follow the road to the right hand side and continue up the hill. At the brow of the hill, turn right into Gilberts Wood and follow the road to the cul de sac position, where the property is located.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

