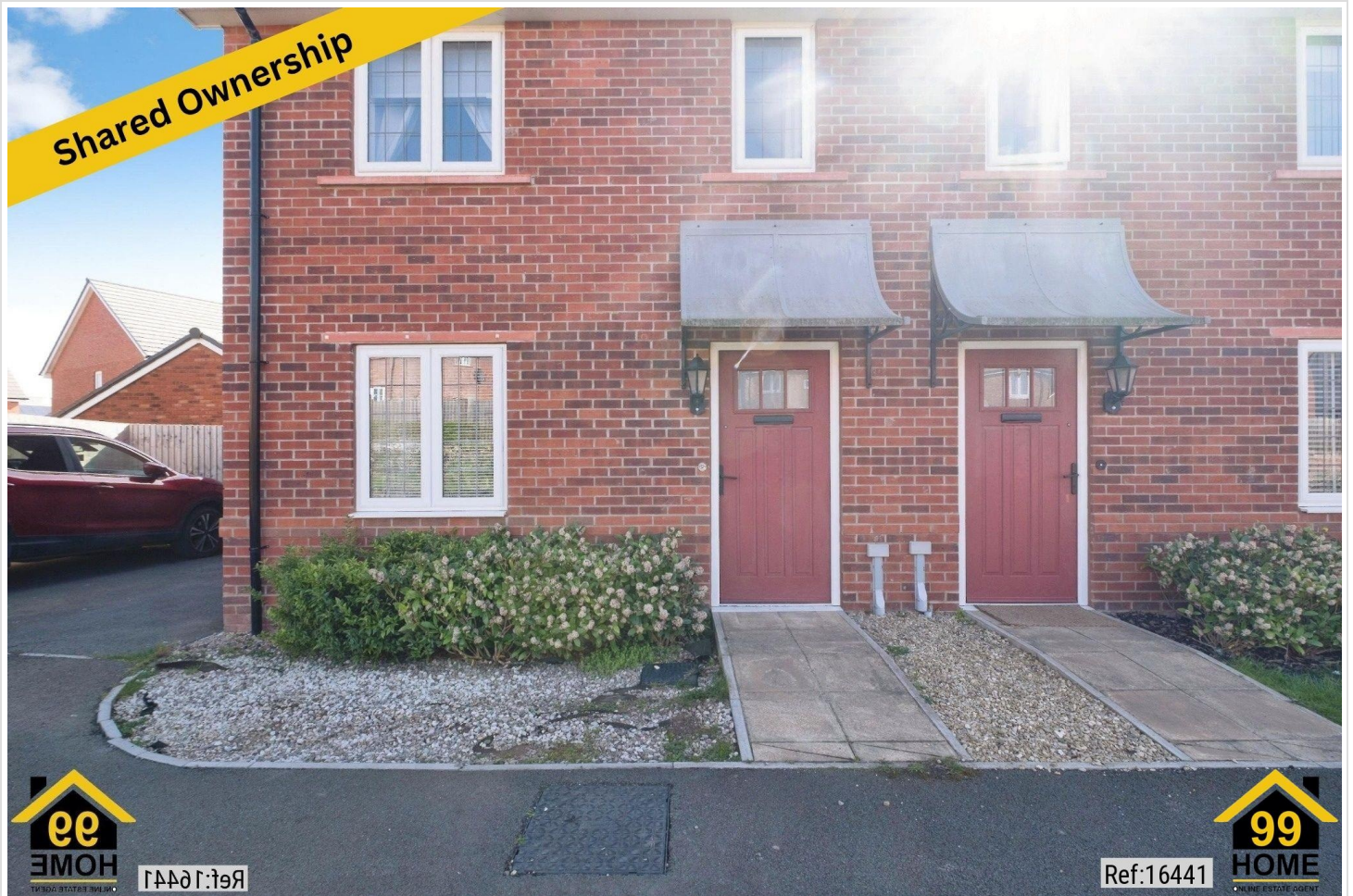


3 Bed Semi-Detached In Hedgerow Way Hereford, Herefordshire, HR4 9FF

£118,000





SHORT DESCRIPTION

Property Ref: 16441 A well-presented three-bedroom semi-detached home situated in the desirable area of Hedgerow Way, Hereford, Herefordshire (HR4). This inviting property offers comfortable and practical living space, ideal for families, first-time buyers, or those looking to upsize. The ground floor features a spacious and bright living room, perfect for relaxing or entertaining guests. A well-appointed kitchen provides ample storage and workspace, with convenient access to the rear garden—ideal for outdoor dining and leisure. Upstairs, the property comprises three generously sized bedrooms, offering flexibility for family living, guest accommodation, or a home office. Two modern bathrooms ensure convenience and comfort for busy households. Externally, the home benefits from a private rear garden, suitable for children, pets, or gardening enthusiasts, along with off-street parking. Located in a sought-after residential area, the property enjoys easy access to local amenities, schools, transport links, and the scenic surroundings of Hereford. This charming home combines space, comfort, and a great location—making it an excellent opportunity not to be missed. Property Type: Semi-detached Full selling price: £295000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £118000.00 Monthly rent based on 40% share: £404.30 Remaining lease (In Years): 118 Yearly Ground Rent Cost: £443.00 Yearly Management Cost: £0.00 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

2

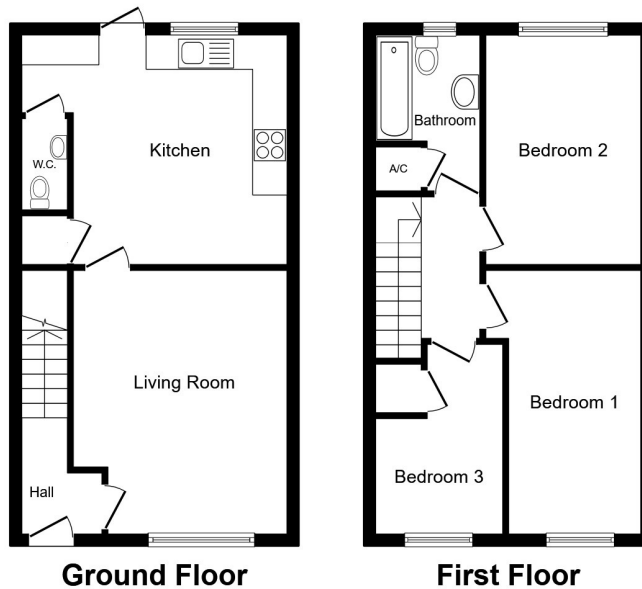
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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