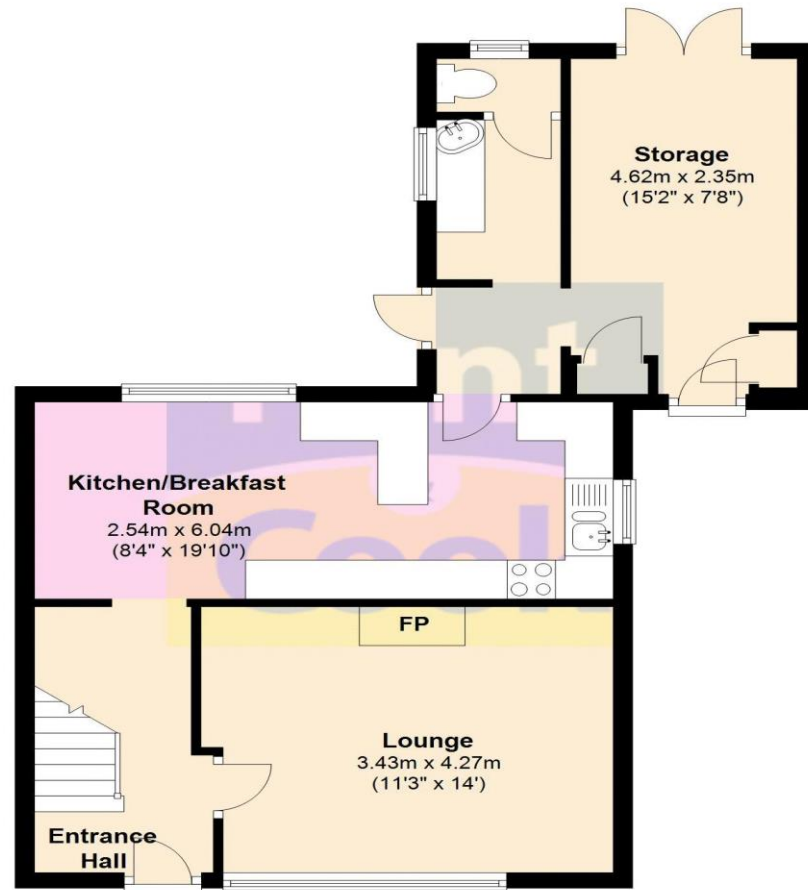
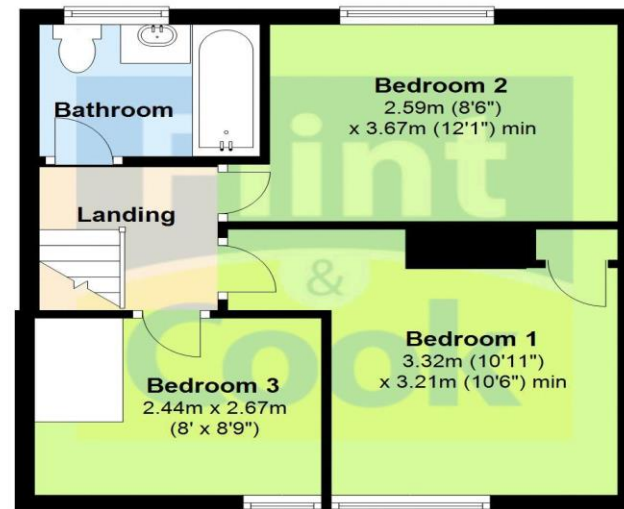


**Ground Floor**  
Approx. 53.5 sq. metres (576.0 sq. feet)



**First Floor**  
Approx. 36.4 sq. metres (391.3 sq. feet)



This plan is for illustrative purposes only  
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



**18 Green Croft Redhill Hereford HR2 7NT**

**£119,950**

- Semi-detached family house
- Well-established area
- 3 Bedrooms, kitchen/diner
- Near to local schools
- Gas central heating
- Ideal for investment

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This spacious semi-detached house is located in a well-established residential area about one and a half miles south of the City Centre of Hereford. Local amenities include various shops, bus service, public house and the property is within close proximity to Marlbrook Primary School and Hereford Academy Secondary School.

The property has gas central heating and double-glazing and provides ideal accommodation for a young family or investment.

The whole is more particularly described as follows:-

**Ground Floor**

**Entrance Hall**

Radiator and electricity fuse-board.

**Lounge**

Radiator, coal-effect gas fire and double-glazed window to front.

**Kitchen/Diner**

Well-fitted with a range of oak-effect base a wall mounted units with tiled splashbacks, radiator, built-in electric double oven, four-ring gas hob and extractor hood, sink unit with mixer tap, plumbing for washing machine, cupboard housing the gas fired central heating boiler, windows to rear and side, door to



**Rear Porch with Utility Area**

Sink unit and separate WC.

**Store Room**

Built-in cupboard, door to front and double doors to rear.

A staircase leads from the entrance hall to the

**First Floor**

**Landing**

Hatch to roof space.

**Bedroom 1**

Radiator, window to front and Airing Cupboard with radiator.



**Bedroom 2**

Radiator and window to rear.



**Bedroom 3**

Radiator, stairwell and window to front.

**Bathroom**

Enamelled bath, mains shower, tiled surround, screen, wash hand basin with cupboards under, WC, ladder-style radiator, wall mounted electric heater and window.



**Outside**

There is an attractive front garden mainly laid to lawn with a variety of ornamental shrubs and a side access gate. There is a dropped kerb in readiness for creating an off-road parking area in the front garden.

There is an enclosed rear garden which is designed for ease of maintenance with paved and gravelled areas, various shrubs and borders.

Outside water tap and light. Ornamental pond. Garden Shed.

**General Information**

**Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

**Outgoings**

Council tax band A payable for 2017/18 - £1130.27. Water and drainage rates are payable.

**Tenure & possession**

Freehold with vacant possession on completion.

**Directions**

From Hereford proceed south towards Ross-on-Wye on the A49, continue over the crossroads by the Broadleys Public House and then turn right into Mayberry Avenue (signposted Hereford Academy), turn immediately left and then take the next turning right into Stanberrow Road and then right again into Green Croft where the property will be located on the right-hand side as indicated by The Agent's For Sale Board.

**Viewing**

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

**Money laundering regulations**

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

**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 Jackie Eversham (01432) 355455.

**Opening hours**

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 2.00 pm

JRC FC002016 April 2017 (1)

