



## Fiennes Way, Hereford, HR4

**£325,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 4

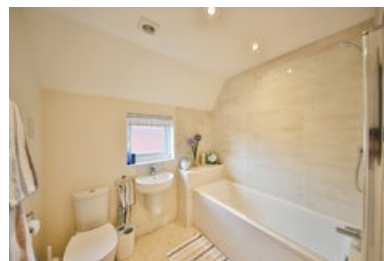
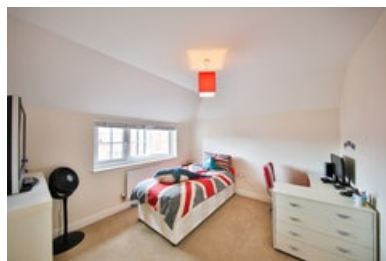
Housesimple is pleased to present this property located in Hereford. Conveniently located, this property consists of a spacious living room which has been tastefully modernised, a luxurious, Symphony kitchen with french patio doors leading to the rear garden patio area, perfect for outdoor dining in

### Key features:

- Close to local amenities
- Close to local schools
- New development
- South-facing garden
- Private driveway

## Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band E (£2301.27 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



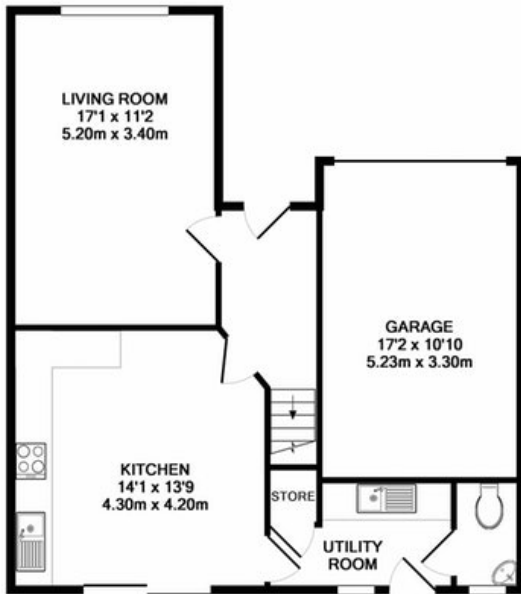
We are delighted to announce this property situated in Hereford. This is perfect for a family home. Based around local amenities including the town centre with supermarkets, fashion stores and bars/restaurants. Conveniently located, this property consists of a spacious living room which has been tastefully modernized, a luxurious, Symphony kitchen with french patio doors leading to the rear garden patio area, perfect for outdoor dining in the summer months. There is a utility room too which provided additional storage.

Head upstairs and you will find four sizeable double bedrooms, two of which come with fitted wardrobes and the master bedroom has an en-suite. Furthermore there is a family sized bathroom on the landing in addition to the WC downstairs.

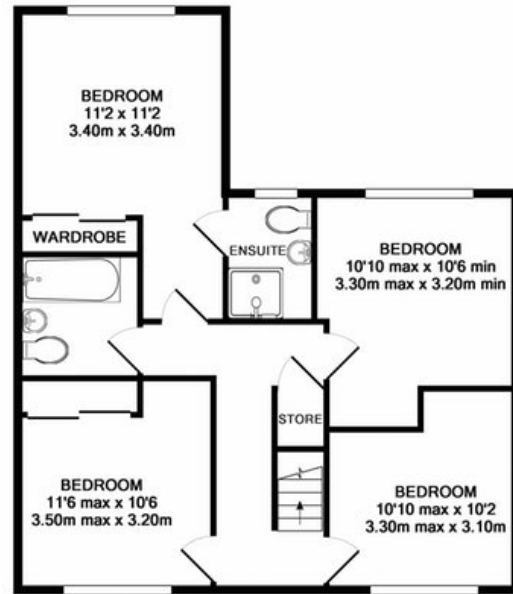
The garage is great room for one car but perfectly modernized and fits in to the property.

Viewings are highly recommended so please contact HouseSimple to arrange a viewing now!

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.1 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**2, Fiennes Way, HEREFORD, HR4 0ES**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9358-4062-7375-5988-0900
<b>Date of assessment:</b> 15 May 2018	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 15 May 2018	<b>Total floor area:</b> 118 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,350</b>
<b>Over 3 years you could save</b>	<b>£ 135</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 216 over 3 years	£ 216 over 3 years	
<b>Heating</b>	£ 831 over 3 years	£ 834 over 3 years	
<b>Hot Water</b>	£ 303 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 1,350</b>	<b>£ 1,215</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
	84	94

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

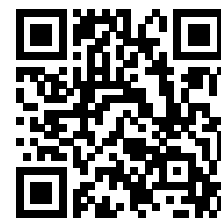
**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 132
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 888

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**MISREPRESENTATION ACT, 1967.**

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