

FOR  
SALE



Plot 1 Eaton Bishop, Hereford HR2 9QY

£585,000 - Freehold

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## PROPERTY SUMMARY

Newly constructed detached property pleasantly located on a small development of just three properties, in the popular village of Eaton Bishop which lies close to the historic Golden Valley and the River Wye just six miles south-west of the Cathedral City of Hereford.

Within Eaton Bishop there is a village hall, a Church and lovely walks on Honeybourne Common and the banks of the River Wye.

## POINTS OF INTEREST

- *Newly constructed detached property*
- *Lovely village location*
- *3 bedrooms (1 en-suite)*
- *Dressing Room and Bathroom*
- *Cottage-style design*
- *Highly energy efficient*
- *Garage and good-sized gardens*
- *Viewing recommended*



## ROOM DESCRIPTIONS

### Canopy Porch

with door to

### Entrance Hall

with downstairs cloakroom, WC, wash hand basin and window to rear.

### Lounge

with open fireplace and patio doors to rear.

### Dining Room/Study

with window to front.

### Kitchen

with fitted base and wall units and integrated appliances (tbc), door to rear cupboard and sitting area.

### Garage

with light, power and door to

### Utility Room

with window and door.

A staircase leads from the Entrance Hall to the

### First Floor Landing

with roof space.

### Dining Room

### Bedroom 1

with window to front and side.

### Bedroom 2

with built-in wardrobe and window to rear.

### Bathroom

comprising bath, wash hand basin, WC and separate tiled shower cubicle.

### Bedroom 3

with window to front and door leading to

### Bedroom 4/Dressing Room

with en-suite shower, windows to front and rear.

### Outside

there is a good-sized garden area with driveway and ample parking.

There is a good-sized rear garden backing onto traditional orcharding.

### Services

Mains water and electricity, private drainage system, air-sourced heating.

### Viewing

Strictly by appointment through the Agents, Flint & Cook (01432) 355455.

### Directions

from Hereford proceed towards Abergavenny on the A465, just past ?? turn right towards Clehonger. Continue into Clehonger on the B4349 and then take the B4352 towards Madley, turn right towards Eaton Bishop continue through Honeybourne Common for about half a mile where the property will be located on the righthand side.

### Agents Note

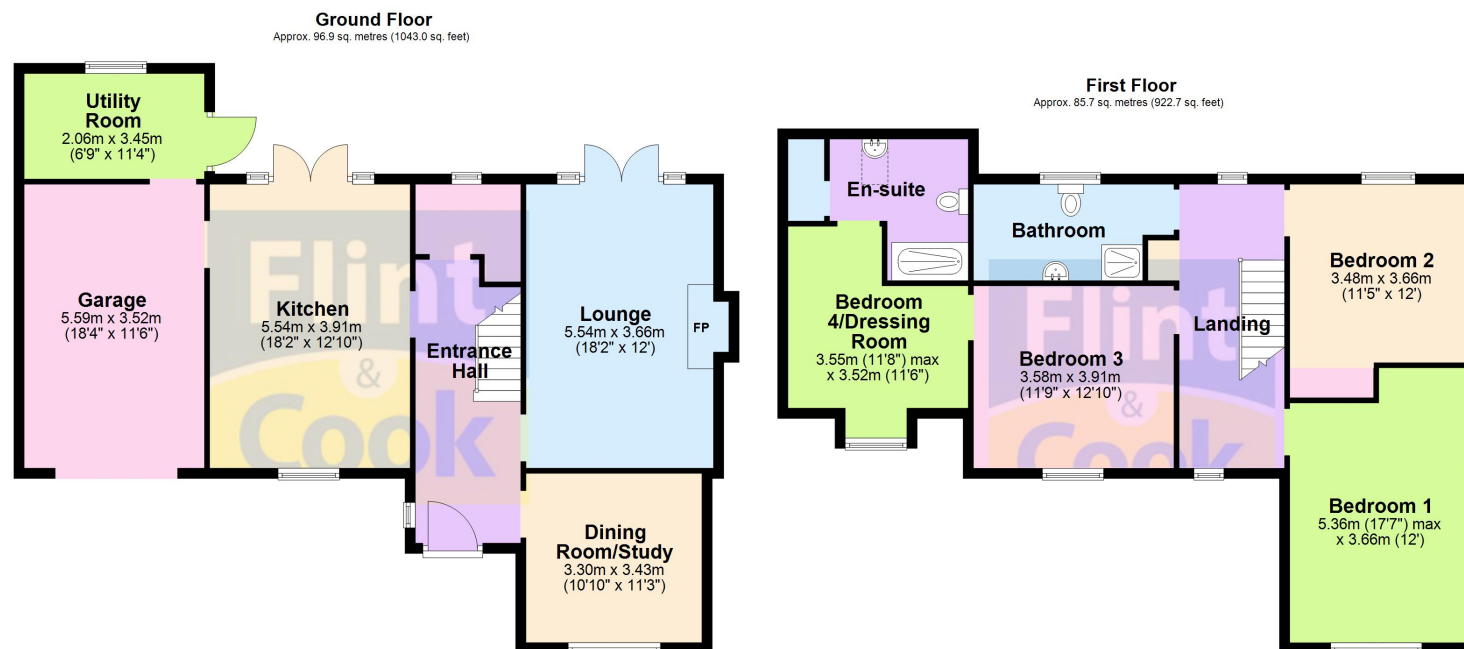
The property is Architect Certified (tbc).

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

### Tenure & Possession

Freehold - vacant possession on completion.



Total area: approx. 182.6 sq. metres (1965.7 sq. feet)

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

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