

FOR
SALE



59 Church Croft, Fownhope, Hereford HR1 4PL

£325,000 - Freehold

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PROPERTY SUMMARY

An attractive modern detached house which is located on a small development within the highly favoured village of Fownhope which lies between the Cathedral City of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles) with the M50 motorway link (jct.3). Fownhope is a vibrant village within which there are numerous clubs and a range of amenities which included a doctors surgery, shop/post office, butchers shop, 2 public houses, an exclusive health & leisure club (Wye Leisure), a village hall, church, sports playing field, primary school and the property is also in the catchment area for Bishops secondary school. The property was constructed in the 1990's and has gas central heating and would now benefit from a degree of updating, having previously been extended, and is ideal for family purposes having parking, a garage and garden. The whole is more particularly described as follows:-

POINTS OF INTEREST

- *Popular village location*
- *3 Bedrooms (1 en-suite)*
- *Gas central heating*
- *Garage & garden*
- *Extended detached house*
- *Requires some modernisation*



ROOM DESCRIPTIONS

Canopy Porch with entrance door to the

Entrance Hall

With radiator.

Downstairs Cloakroom

Wash hand-basin and WC, radiator, electric fuseboard and window.

Lounge

Radiator, open fireplace with surround and understairs storage cupboard.

Dining Room

Radiator and access to the

Study

Velux roof window, radiator, double doors to the rear garden.

An archway leads from the Dining Room to the

Kitchen

Fitted base and wall mounted units with worksurfaces and tiled splashbacks, electric double oven, 4-ring gas hob with extractor hood, wall mounted gas fired central heating boiler, radiator and archway to the

Utility Area

Fitted storage units, worktops, tiled splashbacks, plumbing for washing machine, radiator, Velux roof window, extractor fan, further windows to side and rear and stable door to the rear garden.

Staircase leads from the Entrance Hall to the

First floor landing

Hatch to roof space and airing cupboard with hot water cylinder.

Bedroom 1

Radiator, window to front and door to the EN-SUITE SHOWER ROOM with tiled shower cubicle, glass screen, mains fitment, wash hand-basin, WC, radiator, extractor fan, shaver point and window.

Bedroom 2

Fitted wardrobe and dressing table, window to rear.

Bedroom 3

Radiator, window to rear.

Bathroom

White suite comprising bath with mixer tap and shower attachment, wash hand-basin, WC, radiator, extractor fan, shaver light and point, window to side.

Outside

The property is approached via a shared driveway, which serves just 2 properties and there is a parking space and adjoining GARAGE with up-and-over door, light and power, rear door. To the front of the property there is a lawned area with ornamental shrubs, fruit trees and hedging. There is side access to the rear garden which is lawned with numerous fruit trees and is enclosed by hedging with an outside light and water tap.

Services

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

Outgoings

Council tax band D - payable 2024/25 £2336.63

Water and drainage - rates are payable/metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

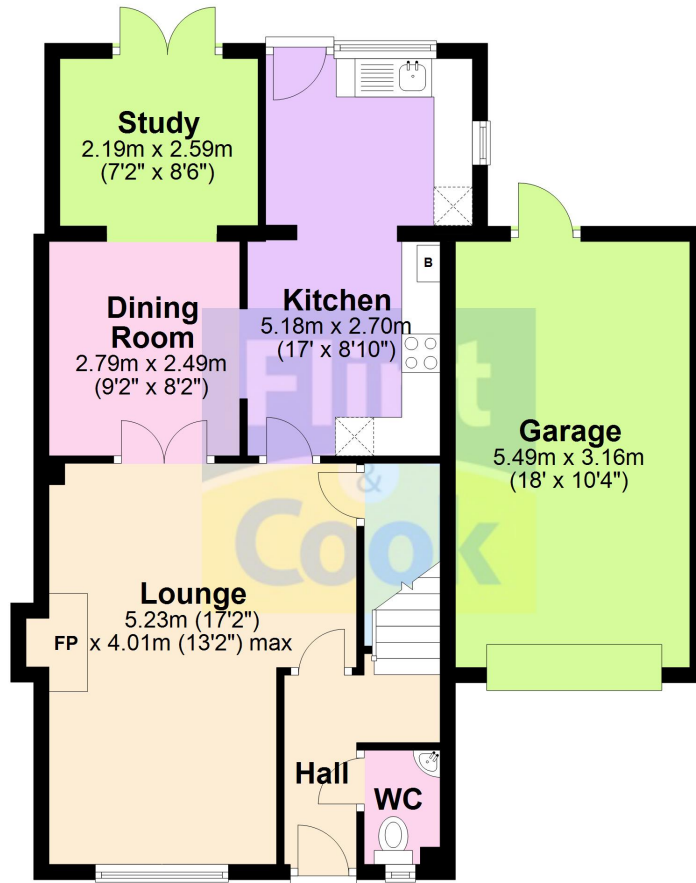
Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford into Fownhope and proceed past the shop and The Green Man and then, at the crossroads by the butchers shop and church, turn left into Commonhill Lane and then turn left into Church Croft and the property is located on the right hand side, after about 100 yards.

What3words - depending.organic.fizzled

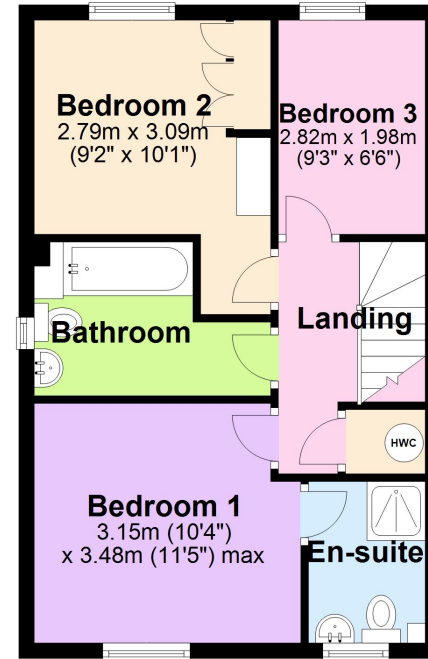
Ground Floor

Approx. 54.3 sq. metres (584.2 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 96.0 sq. metres (1033.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			