

FOR
SALE



2 Wallflower Row, Mordiford, Hereford HR1 4LN

£345,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in the popular village of Mordiford a well presented three bedroom mid terrace cottage offering ideal family accommodation. The property offers spacious and flexible living accommodation while boasting plenty of character with modern features throughout. Comprising two reception rooms, good sized kitchen/diner, utility and shower room to the ground floor, while upstairs provides three bedrooms and family bathroom. There is a terrace off the main bedroom and a good sized south facing rear garden.

The village of Mordiford offers a range of amenities to include Church, primary school, popular village pub and many beautiful countryside walks. Hereford sits roughly 4 miles west of Mordiford and offers an extensive range of amenities including hospital, supermarkets, secondary schools, further education colleges and much more.

POINTS OF INTEREST

- *Mid terraced cottage*
- *Three bedrooms, two bathrooms*
- *Popular village location*
- *Must be viewed!*
- *South facing garden & terrace*
- *Well presented throughout*



ROOM DESCRIPTIONS

Ground floor

Upvc door leading into

Entrance hall

With tiled floor, wall light, carpeted stairs leading up and stable door into

Sitting Room

With exposed wooden floorboards, radiator, characterful beams running throughout, double glazed window with fitted shutter blind to the front aspect, two wall lights, inbuilt storage cupboard, former bread oven providing more storage and a feature stone fireplace with wood burning stove and tiled hearth. There is a useful under-stair storage cupboard, fuse box and doors into

Second reception/ bedroom 4

A flexible space currently utilised as a home office/ snug but could be utilised as a ground floor bedroom with wooden flooring, radiator, recess spotlights, character beams, double glazed window with fitted shutter to the front aspect.

Kitchen/Dining room

With tiled floor, ceiling light point, space for freestanding fridge/freezer, radiator, fitted wooden shelving, bi-folding doors out to the rear garden and opening in to a beautifully fitted kitchen with matching wall and base units, ample solid wood work surfaces, Belfast sink, space for a freestanding range style cooker, integrated drinks cooler and dishwasher, tiled splash backs, double glazed window to the rear aspect, recess spotlights and door into

Utility

With tiled floor, wall cupboards and single base cupboard, under counter space for washing machine and tumble dryer, solid wood work surfaces, ceiling airer, recess spotlight, radiator, tiled floor and bi-folding door into

Shower room

With corner fitted shower cubicle, tiled surround, mains fitment rainfall shower head and glass opening doors, wash hand basin, low flush w/c, ceiling light point, double glazed window, fully tiled surround and floor.

First floor landing

Fitted carpet, double glazed window, double built in storage cupboard, ceiling light point and doors to

Bedroom 1 with terrace

A light and spacious main bedroom with two double glazed windows with fitted shutters to the front aspect, feature fireplace, two double built in wardrobes, ceiling light point, radiator and double glazed french doors opening out on to the terrace.

Terrace

A private south facing space with decking and views across the garden.

Bedroom 2

With fitted carpet, radiator, double glazed window with shutter to the rear and inbuilt storage cupboard over the stairs.

Bedroom 3

With fitted carpet, radiator and double glazed window to the rear aspect.

Family bathroom

A full suite comprising panelled bath with hot tub jets, corner shower cubicle with rainfall shower head over, toilet, wash hand basin with storage below, chrome heated towel rail, double glazed window and tiled floor.

Outside

From the kitchen/ diner, the bi-folds open out on to a large decked area perfect for entertaining with space for hot tub, seating and wood store. Steps lead down to the remainder of the garden which a lawned area with an array of plants and shrubbery, a further paved patio and gate with bridge leading out to the rear.

Directions

Proceed west out of Hereford on Eign Road, proceeding onto Hampton Park Road and out towards Hampton Bishop. Proceed through the village of Hampton Bishop heading towards Mordiford and continue over the bridge round to the left hand side and the property is situated immediately on the right hand side as indicated by the agents for sale board.

Services

Gas central heating

Private drainage/Septic tank

Money Laundering Regulations

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

Viewing

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

Outgoings

Council Tax Band C amount payable 2024/2025 £2071

Water rates are payable.

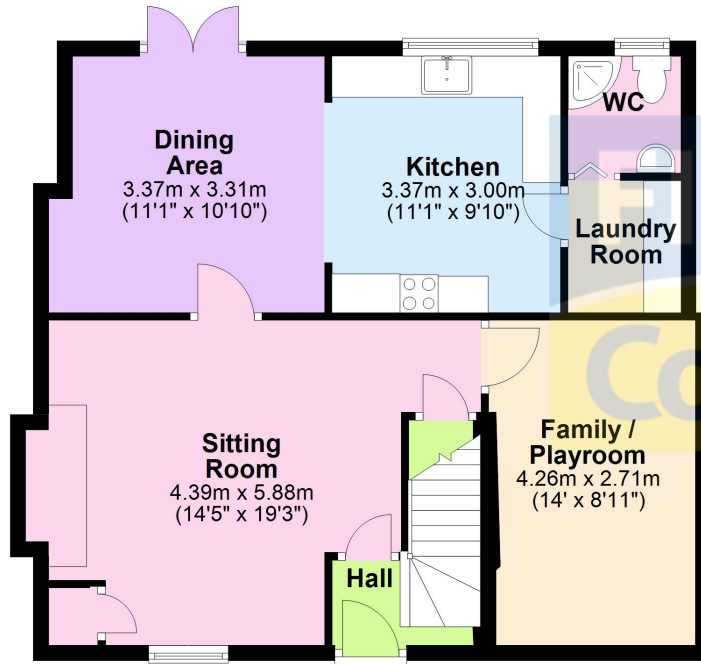
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

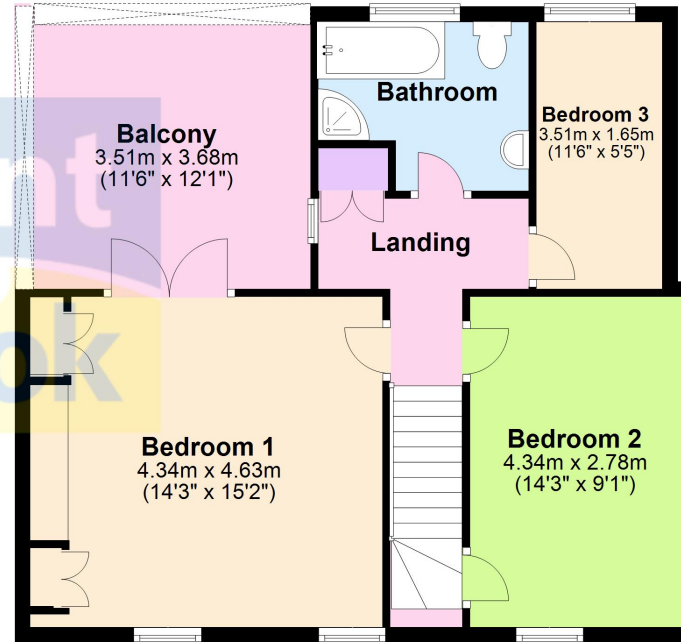
Ground Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.3 sq. feet)



Total area: approx. 131.8 sq. metres (1419.2 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 | | 86 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |