

FOR
SALE



Ivy Cottage, Eardisley, Hereford HR3 6PQ

£385,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a 3 bedroom semi-detached cottage offering ideal family accommodation. The property, which is offered for sale with No Onward Chain, has oil-fired central heating, generously sized living accommodation, extensive rear garden, detached garage and ample parking, and we strongly recommend an internal inspection.

POINTS OF INTEREST

- Popular village location
- 3-bed cottage-style semi
- 3 reception rooms
- Extensive rear garden
- Large detached garage
- Ample off-road parking
- Conservatory
- Ideal family home
- EV charging point
- Viewing advised



ROOM DESCRIPTIONS

Entrance hall

Approached through uPVC entrance door, light, matwell, glazed panelled door to the

Reception hall

Partially tiled floor, carpet, 2 radiators, side window, useful understairs store cupboard with shelving.

Sitting room

Carpet, 2 radiators, secondary-glazed bay window to front enjoying a pleasant outlook, glazed sliding doors to the

Lounge

Carpet, feature brick fireplace with hearth, display mantle and shelving, open-plan access to the

Dining room

Carpet, radiator, sliding patio door to the

Conservatory

Of brick and uPVC construction with carpet, power points, double doors to rear garden.

From the dining room there is an archway to the

Kitchen

Range of wall and base units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit with mixer tap, vinyl flooring, free-standing cooker, side window, striplight, feature Rayburn Nouvelle oil-fired range cooker, glazed panelled door to the

Utility room

Wall and base cupboards, ample storage space, windows, door to rear garden, free-standing fridge/freezer and washing machine.

First floor landing

Feature window to the front, radiator, access hatch to loft space, walk-in airing cupboard with radiator, shelving and electric light.

Master bedroom suite

The bedroom area has fitted carpet, double radiator, range of bedroom furniture including drawer units and bedside cabinets, central ceiling light/fan, window to rear enjoying fine views across the rear garden and countryside beyond. Dressing area with carpet, range of bedroom furniture including wardrobes, dressing table and overhead storage.

Bedroom 2

Carpet, radiator, space for wardrobes, window to rear enjoying a fine outlook.

Bedroom 3

Carpet, radiator, feature secondary-glazed window to front enjoying a pleasant outlook, range of shelving.

Bathroom

Suite comprising panelled bath with hand grips, shower unit over, low flush WC, pedestal wash hand basin with tiled splashback and mirror over, radiator, side window, airing/store cupboard with shelving.

Outside

To the front of the property the garden has been landscaped for easy maintenance with central flowers and shrubs enclosed by fencing and walling.

A drive to the side continues through double gates to a further extensive driveway providing ample off-road parking facilities, EV charging point, storage for trailer/camper van, etc and access to the Detached Garage/Workshop with double doors, light, power, ample storage space, window and door to rear.

One of the main features of the property is the extensive rear garden, which is well-established and laid to lawn interspersed with a variety of flowers, shrubs and mature trees, all enclosed by hedging to maintain privacy. There is a large ornamental fish pond, 2 greenhouses, and the garden backs on to open fields. External tap. Timber garden shed to the rear of the garage.

Services

Mains water and electricity area connected. Oil-fired central heating.

Outgoings

Council tax band C payable 2024/25 £2039.88. Water rates are payable.

Viewing

By appointment through the Agent Flint & Cook (01432) 355455.

Directions

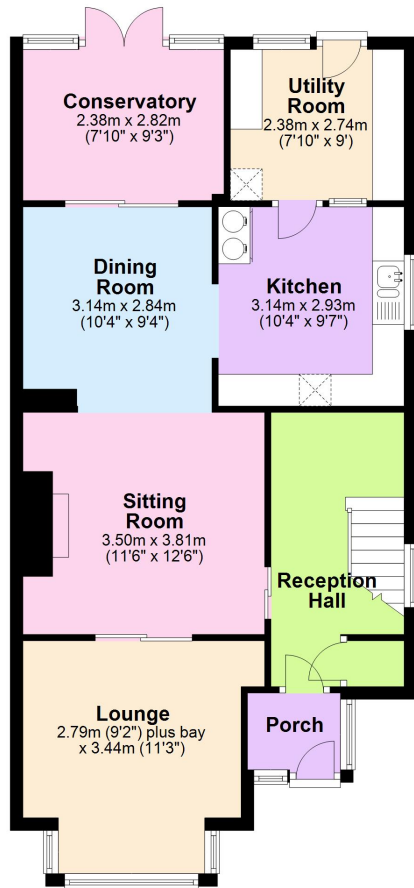
Proceed west out of Hereford on the A438 towards Brecon. After approximately 12 miles on entering the village of Eardisley, turn left at the shop onto Woodseaves Road and Ivy Cottage will be found on the left-hand side after approximately 100 yards.

Money laundering regulations

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

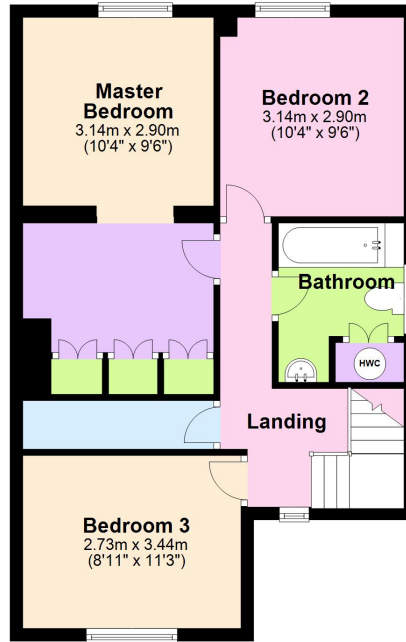
Ground Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



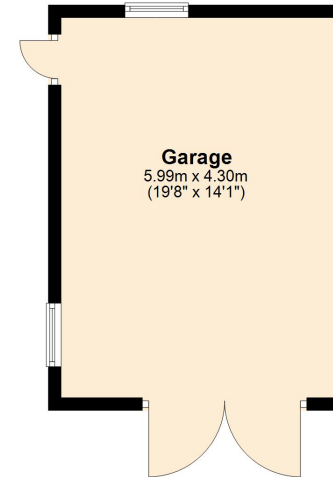
First Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Ivy Cottage, Eardisley, Hereford

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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		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			