

FOR  
SALE



1 Forge Cottages, Fownhope, Hereford HR1 4NH

£275,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

This superb end-terraced modern property is quietly located on a no-through-road, close to the River Wye, in the highly favoured village of Fownhope which lies between the Cathedral City of Hereford (6.5 miles) and the market town of Ross-on-Wye (8.5 miles) with the M50 motorway link (junction 3). Within the village, there is a shop/post office, butchers shop, church, village hall, sports playing field, doctors surgery, 2 public houses and the property is just a short walk from an exclusive health & leisure club (Wye Leisure) and there are lovely riverside walks. Constructed in a "cottage" style and just one of five properties on a small development, the property is very well-presented and has double glazing and gas central heating and there is a downstairs cloakroom and conservatory and is ideal for a young family or for retirement and has excellent parking and a small, low maintenance, courtyard-style garden with a lovely rear outlook.

## POINTS OF INTEREST

- *End of terrace*
- *Modern end-terraced "cottage"*
- *Lovely village location*
- *2 Double bedrooms*
- *Conservatory*
- *Downstairs cloakroom*
- *Ample parking*
- *Small garden*



## ROOM DESCRIPTIONS

### **Canopy Porch with door to the**

#### **Entrance Hall**

With understairs storage cupboard, radiator, central heating programmer.

#### **Downstairs Cloakroom**

Comprising WC, wash hand-basin, radiator and window.

#### **Kitchen**

Fitted with a range of cottage-style base and wall mounted units with beech worksurfaces and tiled splashbacks, built-in electric oven with warmer tray, 4-ring hob and extractor hood, under-unit lighting, sink unit, plumbing for washing machine, hardwood flooring, gas fired central heating boiler, window to front.

#### **Lounge**

With wood-burning stove and brick surround, tiled hearth, wooden mantel, 2 radiators, a gas point, storage cupboard and wide archway into the

#### **Dining/Conservatory**

Hardwood flooring, radiator and double doors to the rear.

#### **Staircase leads from the Entrance Hall to the first floor landing**

With hatch to roof space and airing cupboard.

#### **Bedroom 1**

Range of built-in wardrobes, shelving, radiator, window to rear.

#### **Bedroom 2**

Fitted wardrobes with dressing table, radiator, window to front.

#### **Shower Room**

Tiled walls and hardwood flooring, a large tiled shower cubicle with overhead and handheld fittings, ladder style radiator, WC, twin bowl sink unit with hardwood storage unit, extractor fan, window and downlighters.

### **Outside**

To the front of the property there is an elevated garden, lawned and with a further gravelled area, flowerbeds and a brick retaining wall. There is also an outside power socket, light and water tap. To the side, there is a LARGE STORAGE SHED/WORKSHOP with Velux rooflight, light and power and side access to the small rear garden which is laid to patio for ease of maintenance, enclosed by fencing and backs onto open pastureland with lovely views. The parking is to the side for 2/3 vehicles.

### **Services**

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

### **Outgoings**

Council tax band C - payable 2024/25 £2077.01

Water and drainage - 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**

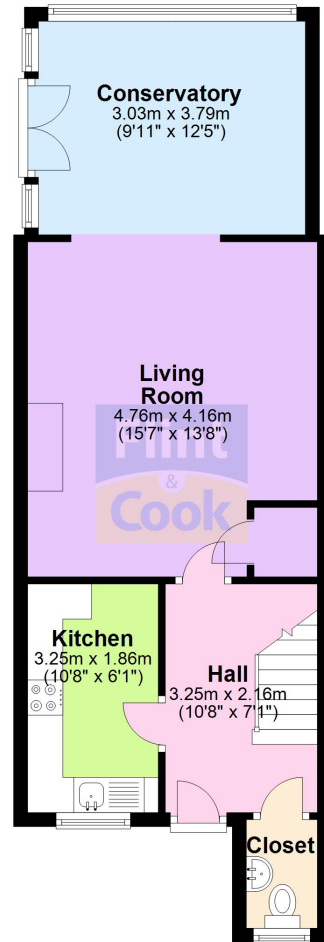
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

From Hereford proceed 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 then past the shop on the right-hand side and, at the From Hereford proceed initially on the A438 towards turn right into Ferry Lane. The property will be found towards the end of the lane on the right-hand side. What3words - glorious.debit.simmer

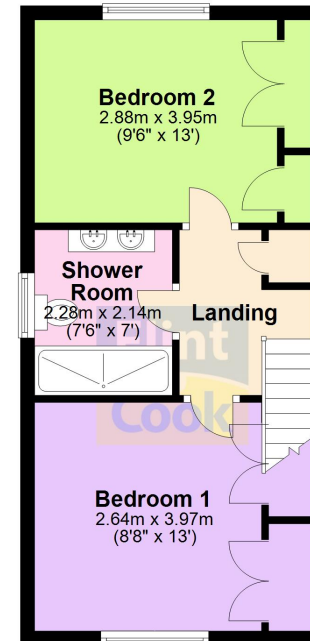
### Ground Floor

Approx. 46.9 sq. metres (505.0 sq. feet)



### First Floor

Approx. 34.3 sq. metres (368.9 sq. feet)



Total area: approx. 81.2 sq. metres (874.0 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+)	<b>A</b>	83
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		