

FOR
SALE



Combecroft, Putley, Ledbury, Herefordshire HR8 2RF

£650,000 - Freehold

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PROPERTY SUMMARY

Situated in the popular Hamlet of Putley Common, approximately 4 miles West of Ledbury and 10 miles East of Hereford a four bedroom detached cottage with driveway parking, a good sized rear garden, spacious living accommodation and being sold with the added benefit of no onward chain. The property which requires a degree of modernisation has four double bedrooms, family bathroom, 2/3 receptions and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached cottage*
- *No onward chain*
- *Four bedrooms*
- *Ideal family home*
- *Sought after location*
- *Must be viewed*
- *Good sized garden*
- *Off road parking*



ROOM DESCRIPTIONS

Ground floor

With entrance door into

Entrance porch

With tiled floor, windows to the front aspect and door into

Lounge

With fitted carpet, two radiators, two ceiling light points, double glazed bay window to the front and feature wood burning stove with brick surround and tiled hearth, door and step down leading into

Dining room

With fitted carpet, feature exposed beams, double glazed bay window to front, radiator and opening into

Kitchen/dining room

Dining area

With tiled floor, strip light, radiator, double glazed window to the rear aspect, carpeted stairs leading up with useful under stair storage cupboard and steps up into the

Kitchen

Fitted with wooden base units, ample work surface space, stainless steel sink and drainer unit, freestanding electric cooker, under counter space for fridge, tiled floor, strip light, double glazed window and door into

Pantry cupboard

With tiled floor, double glazed window, fitted shelving, electric and light point, fuse board.

Rear porch

With tiled floor, double glazed window and door to the rest and door into

Utility/cloakroom

With tiled floor, double glazed windows, fitted base units with work surface space, stainless steel sink and drainer unit, under counter space for washing machine and tumble dryer, fitted shelving, low flush w/c, wash hand basin with tiled splash back, radiator and ceiling light point.

First floor landing

With fitted carpet, smoke alarm, loft hatch, gas central heating thermostat and control, useful linen cupboard with hot water cylinder and doors to

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Family bathroom

Double width shower cubicle with electric shower head over, panelled bath with tiled surround, low flush w/c, wash hand basin with storage under, porcelain tiled floor and ceiling light point.

Outside

To the rear a paved patio with paved path leading to the side access gate. The rear garden is of a good size, mostly laid to lawn with an array of ornamental shrubs, plants and trees, enclosed by hedging and fencing. There is a useful greenhouse, outside store, outside oil boiler and tank. There is a secondary access to the rear garden via a small driveway which Combecroft has a limited right of access across.

The front provides off road parking for several vehicles and a lawned front garden with an array of mature trees and plants enclosed by hedging and fencing.

Services

Mains water & electricity are connected. A private shared drainage system. Oil-fired central heating.

Outgoings

Council tax band F, Payable 2024/2025 £3365.

Water rates are payable.

Viewings

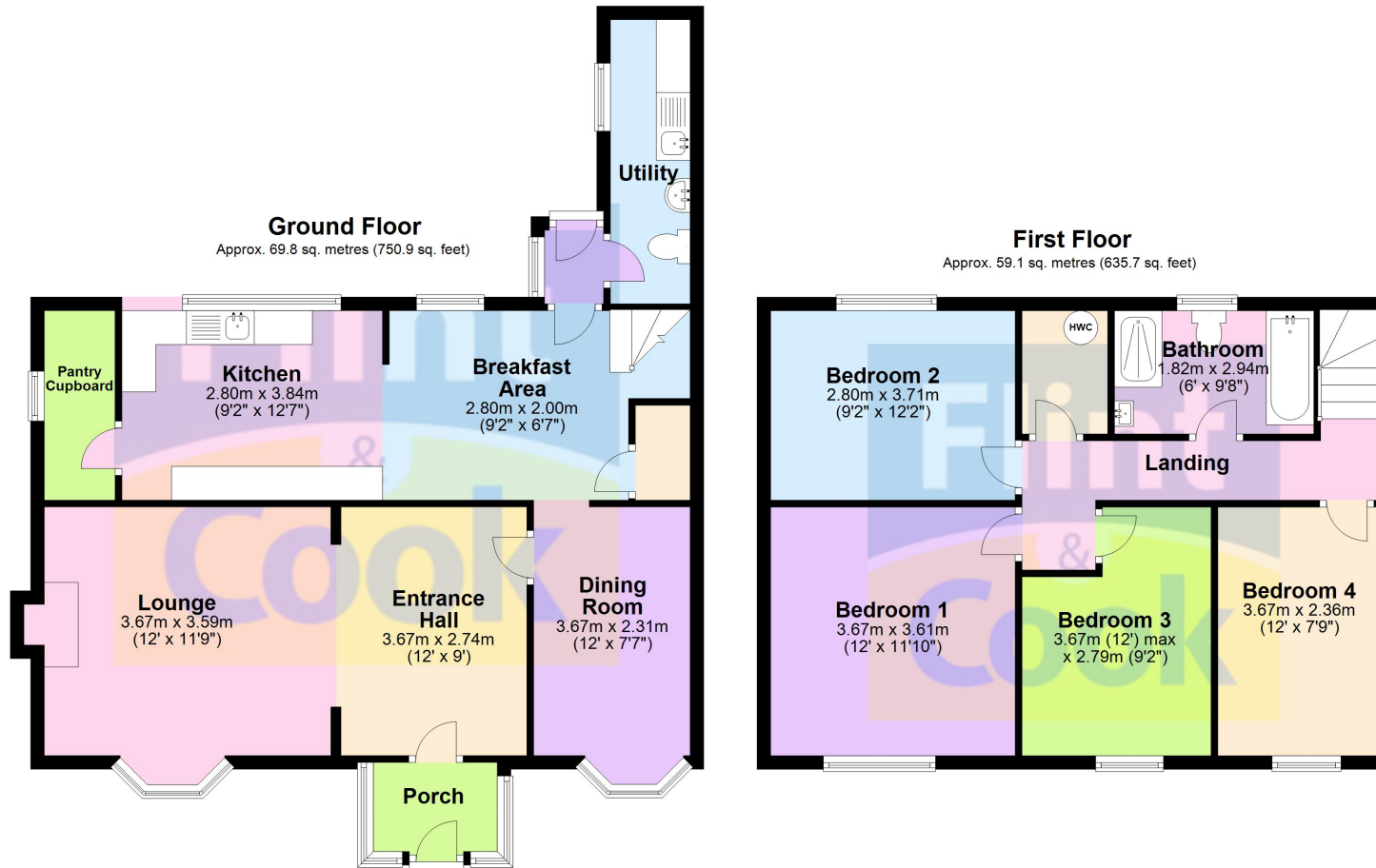
Strictly by appointment through the agent, Flint & Cook.

Money laundering regulations

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

Directions

From Hereford proceed east towards Ledbury on the A438, after passing Alexandra park, take the right hand turning signposted Pixley and bear right towards Putley Common/Woolhope, continue along for approximately 1 mile and the entrance to the property is situated on the right hand side opposite the T-junction.



Total area: approx. 128.8 sq. metres (1386.6 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			83
(55-68)	D			
(39-54)	E		48	
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	