

FOR
SALE



15 Sufton Rise, Mordiford, Hereford HR1 4EN

£259,950 - Freehold

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PROPERTY SUMMARY

This excellent semi-detached house is pleasantly located on a rural development about one mile just outside the popular village of Mordiford, with easy access to the Cathedral City of Hereford (4 miles) and the market town of Ledbury (11 miles) with the M50 motorway link (Jct.2).

The property was originally constructed in the 1950's and provides spacious family accommodation with gas central heating, double-glazing, further scope for an extension (subject to the necessary planning consent) and there is potential for off-road parking and good-sized gardens with a pleasant rear outlook.

The whole is more particularly described as follows:-

POINTS OF INTEREST

- *Semi detached house*
- *Village/rural location*
- *3 bedrooms*
- *2 reception rooms*
- *Gas central heating/double glazing*
- *Off road parking*
- *Large gardens*
- *Viewing advised*



ROOM DESCRIPTIONS

Entrance Porch

with door to

Entrance Hall

with radiator and understairs storage cupboard.

Dining Room

having open fireplace with original tiled fireplace, radiator and window to rear

Lounge

having woodburning stove with stone surround, radiator and double glazed bay window.

Utility Room

plumbing for washing machine, base and wall mounted units, electric cooker point and door to

Side Entrance Hall

with door to front.

Downstairs Cloakroom

with WC, wash hand basin, radiator, electric heater, extractor fan, wall mounted central heating boiler and window.

Kitchen

fitted with a range of Shaker-style units with a Belfast sink unit and mixer tap, beech drainer, electric oven, four-ring gas hob, ladder-style radiator and windows to side and rear.

A staircase leads from the Entrance Hall to the

First Floor Landing

hatch to roof space and window to front.

Bedroom 1

fitted wardrobes, radiator and window to rear with lovely views to the River Lugg meadows.

Bedroom 2

fitted wardrobes, radiator and window to rear.

Bedroom 3

radiator and window to front.

Shower Room

with double-shower cubicle, tiled with glass screen, wash hand basin, WC, tiled walls, radiator, ladder-style radiator as well, window and Airing Cupboard with hot water cylinder.

Outside

double gates lead to a tarmac driveway with excellent parking space. There is a large side garden with two garden sheds, and a soft fruit area with gosseberries and raspberries, a greenhouse and a workshop.

Outside light and water tap.

To the front there is a lawn with fencing, flowerbed and retaining wall.

There is also a lawned rear garden which is enclosed by fencing.

Services

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

Outgoings

Council tax band B, payable 2024/25 £1804.37. Water and drainage rates are payable.

Directions

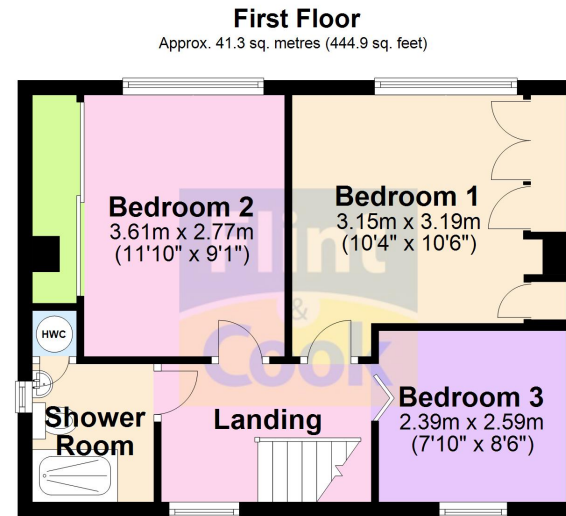
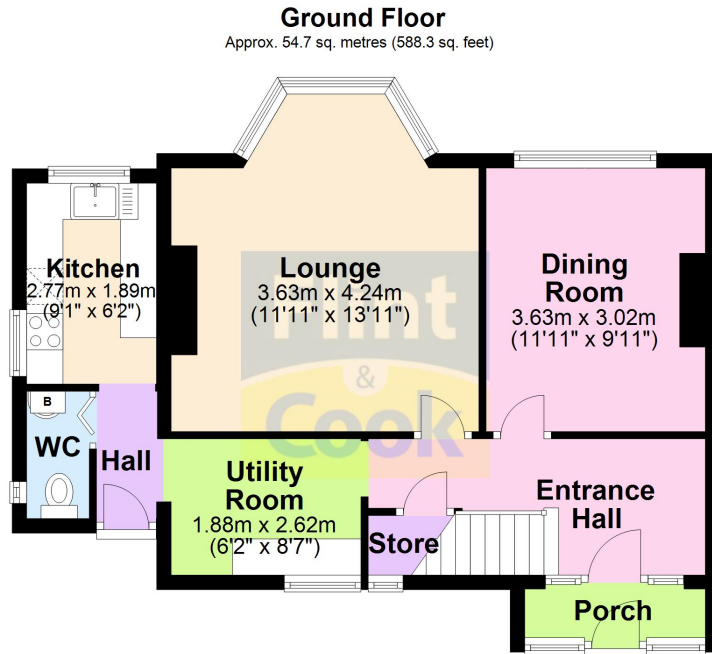
from Hereford proceed initially towards Ledbury on the A438 then, just past Hereford Fire Station, turn right on to the B4224 towards Fownhope (Eign Road). Continue through Hampton Bishop into Mordiford, over the river bridge and then, just before The Moon Inn, turn left towards Dormington. Pass the school on your righthand side and then take the next turning left in to Sufton Rise where the property will be located on the lefthand side as indicated by The Agent's For Sale Board.

Viewing

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

Money laundering regulations

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



Total area: approx. 96.0 sq. metres (1033.2 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	68	83
England, Scotland & Wales		