

FOR  
SALE



2 Fern Bank, Ewyas Harold, Hereford HR2 0TZ

£460,000 - Freehold

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## PROPERTY SUMMARY

Situated in the popular village of Ewyas Harold, a 5-bedroom detached property offering ideal family/retirement accommodation. The property has driveway parking, spacious living accommodation, converted attic providing 2 first floor bedrooms, oil central heating and beautiful countryside views.

## POINTS OF INTEREST

- *Detached 5 bedroom property*
- *Popular Herefordshire Village*
- *Requires some modernisation*
- *Ideal family accommodation*
- *Beautiful countryside views*
- *Must be viewed*
- *Driveway parking & garage*



## ROOM DESCRIPTIONS

### Canopy porch

Entrance door to

### Entrance hall

Wooden flooring, radiator, wooden stairs leading up to the first floor, 2 useful understairs storage cupboards, airing cupboard housing the hot water cylinder, loft hatch and doors to

### Downstairs WC

Low flush WC, wash hand basin, vinyl flooring.

### Living room

Carpet, feature woodburning stove with brick surround, tiled hearth and wooden mantel, 2 radiators, double-glazed window overlooking the rear garden, sliding doors leading to the front patio area providing views across open countryside.

### Bedroom 1

Carpet, radiator, double-glazed window to rear, coving, opening into the en-suite area having fitted shower cubicle with electric shower and tiled surround, low flush WC, wash hand basin with storage under and tiled splashback, vinyl flooring (requires a degree of modernisation).

### Bedroom 2

Wooden flooring, radiator, double-glazed window to front with countryside views, built-in double wardrobe, coving.

### Bedroom 3

Carpet, radiator, double-glazed window to front again with countryside views, built-in double wardrobe.

### Bathroom

A full suite comprising panelled bath, pedestal wash hand basin with tiled splashback, low flush WC and corner shower unit with electric shower over, tiled surround and glass opening doors, double-glazed window, radiator, tiled floor.

### Kitchen/dining room

Matching wall and base units, ample work surface space, stainless steel sink and drainer unit with mixer tap over, double electric oven, fitted island unit with 4-ring electric hob, storage under and breakfast bar, space for free-standing fridge/freezer, tiled floor, 2 double-glazed windows to side with countryside views, feature wooden beam, radiator, recessed spotlights, double-glazed doors leading into the conservatory and door to the

### Utility space

Fitted base units with sink and drainer unit, oil central heating boiler, space with plumbing for washing machine and dishwasher, space for tumble drier, radiator, double-glazed window to rear, fuseboard, 4 wall units, door to rear garden.

### Conservatory

Tiled floor, double-glazed windows, French doors leading out to the rear garden, feature woodburning stove.

### First floor landing

Carpet, Velux window, doors to eaves storage, doors leading to

### Bedroom 4

Carpet, 2 Velux windows, ceiling light point, plug sockets, spaces into eaves storage (doesn't have central heating upstairs).

### Bedroom 5

Carpet, feature wooden beams, 2 Velux windows, 2 ceiling light points, power, openings into eaves storage.

### Bathroom

Panelled bath with option to have a mains fitment shower installed above, tiled surround, low flush WC, wash hand basin, tiled floor, Velux window.

### Outside

To the front of the property a tarmac driveway provides off-road parking for many vehicles with the majority of the front garden laid to lawn with an array of plants and shrubbery. There is a side access gate with paved pathway leading to the rear and another access to the right-hand side of the property.

There are wooden opening doors leading to the Garage (with power & light) and a wooden-built Carport to the side, a wooden outside storage shed, and paved steps leading up to the front door.

To the rear from the conservatory patio doors we come onto a raised decked area providing a private entertaining space. This leads to the remainder of the garden which is mostly laid to lawn, but also with steps down to the side access and to the rear access door to the garage. The garden is enclosed by fencing and hedging with an array of mature plants and flowering shrubs. There is a useful outside tap, oil storage tank and the garden enjoys fine views across open countryside.

### Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

### Outgoings

Council tax band E, payable 2024/25 £2887.34. Water and drainage - metered supply.

### Viewing

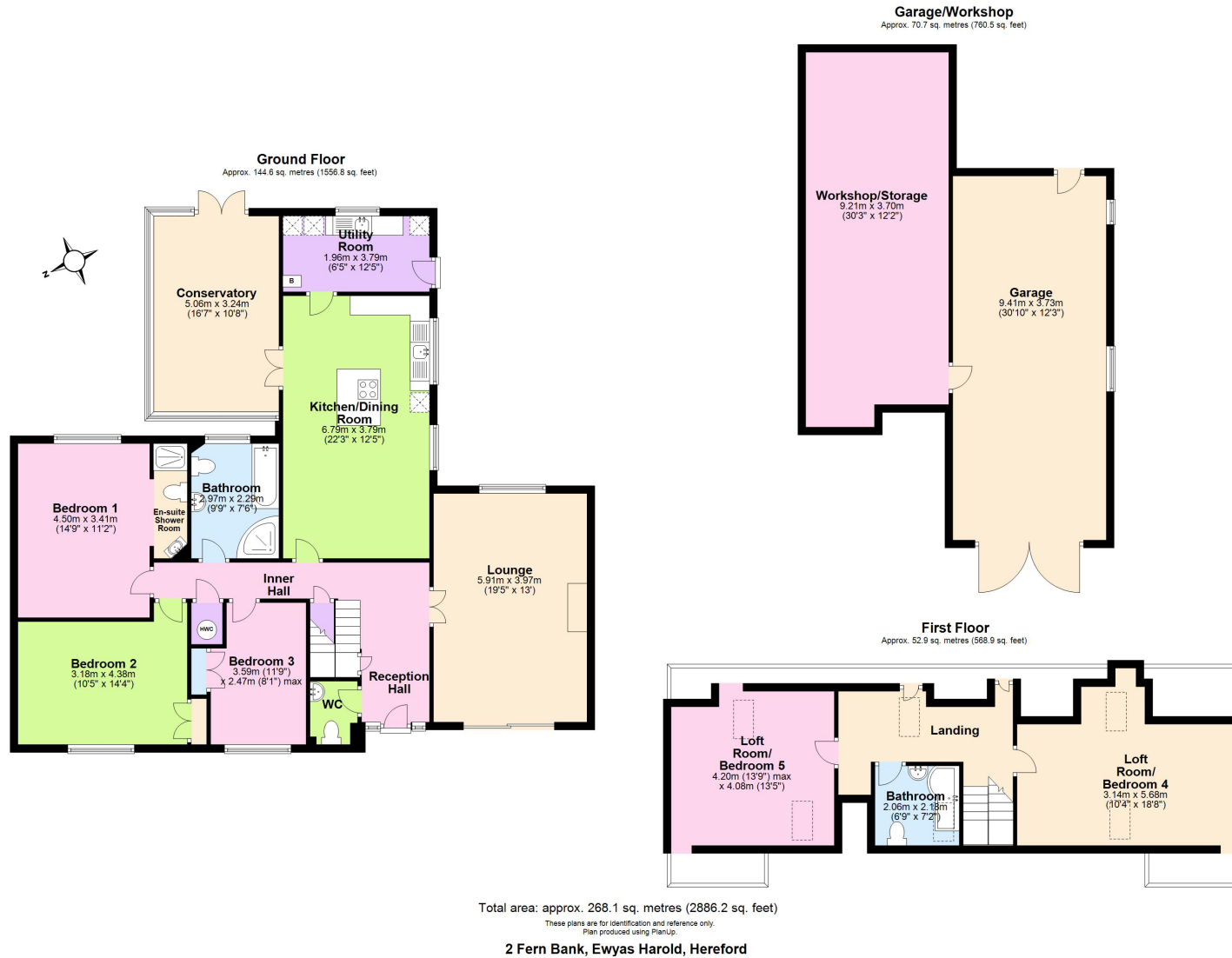
Strictly by appointment through the Agent, Flint & Cook (01432) 355455.

### Directions

From Hereford proceed south on the A465 towards Abergavenny. Continue along this road for approximately 12 miles taking the right-hand turning to the village of Ewyas Harold. Continue into Ewyas Harold taking the left-hand turn at the ..... continue round to the right then taking the immediate left-hand turn, and left-hand turn again, then taking the 2nd right-hand turn onto School Road, then taking the left-hand turn onto Dark Lane. Continue around Dark Lane and taking the left-hand turn onto Fernbank. Continue along this road to the end of the cul-de-sac and the property is situated on the left-hand side, as indicated by the Agent's FOR SALE board.

### Money laundering regulations

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(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>	
	<b>55</b>	<b>70</b>
Not energy efficient - higher running costs		
England, Scotland & Wales		