

FOR
SALE



Bramble Cottage, Allensmore, Hereford HR2 9AG

£490,000 - Freehold

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PROPERTY SUMMARY

Situated in a quiet rural village approximately four miles south of Hereford City, a well presented and maintained four bedroom detached house offering ideal family accommodation. The property has the added benefit of 4 bedrooms, 2 bathrooms, two receptions rooms, double garage, front and rear gardens and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *4 Bedrooms, 2 bathrooms*
- *Front & rear gardens*
- *Double garage & ample parking*
- *Ideal family accommodation*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door into

Entrance hallway

With fitted carpet, radiator, coved ceiling, coat hooks, central heating thermostat, carpeted stairs leading up with doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, wall light, extractor, vinyl flooring and under stair storage space

Sitting room

With laminate flooring, two radiators, two ceiling lights, three wall lights, two double glazed windows to the front aspect, double glazed bay window with french doors to the rear garden, feature wood burning stone with tiled hearth and brick surround.

Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, range master style cooker with 5 ring induction hob, oven and extractor above, integrated appliances to include under counter fridge, freezer and dishwasher, 1 1/2 bowl sink and drainer unit, downlighters, two radiators, vinyl flooring, coved ceiling, double glazed window to the front aspect, door into the utility and double doors into the

Dining room

With fitted carpet, radiator, coved ceiling and double glazed windows and french doors to the rear garden.

Utility room

With fitted base unit and two wall cupboards, ample work surface space, sink and drainer unit, under counter space for washing machine and tumble dryer, Worcester central heating boiler, radiator, fuse box, double glazed window to the side aspect, door to the rear garden, vinyl flooring, coat storage and loft hatch

First floor landing

With fitted carpet, double glazed window to the rear aspect, ceiling light point, radiator, loft hatch, airing cupboard with fitted wooden shelving and electric heater, and doors to

Bedroom 1 (with en-suite)

With vinyl flooring, an array of built in storage with wardrobes, dressing treble, chest of drawers, overhead storage, bedside cabinets, radiator, double glazed window to the front aspect, ceiling light point and door to En-suite

With corner shower cubicle, electric shower head over and panelled surround, wash hand basin with storage under and illuminated mirror above with shaver point, low flush w/c, double glazed window, radiator, vinyl flooring and extractor.

Bedroom 2

With fitted carpet, radiator, double glazed window, built in double wardrobe with hanging rail and fitted shelf, access to the eaves storage.

Bedroom 3

With fitted carpet, double built in wardrobe, dual aspect double glazed window to the side and rear, radiator, two access doors to the eaves.

Bedroom 4

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

Bathroom

A white suite comprising, p shape panelled bath with mains fitment shower head over, low flush w/c, bidet, wash hand basin with storage under and mirrored cabinet above, radiator, tiled floor and part tiled surround, double glazed window to the rear and recess spotlights.

Outside

To the front a wooden picket fence and wooden gate encloses a secure front garden which is mostly laid to lawn with an array of ornamental trees, plants and shrubbery. There is a pathway leading to the front door with paved paths leading to sides accesses to both sides. Wooden gates lead around to the side and rear. To the right hand side, there is a raised veg bed, green house and pathway to the remainder of the rear garden. To the left hand side a wooden access gate opens out on to the paved patio area with steps leading up to a further patio area, there is an archway and path providing access to the personal door to the rear of the double garage, a path to the further parking area with wooden gates, the remainder of the garden is mostly laid to lawn with an array of ornamental shrubs. Oil tank.

Double garage with double opening doors to the front, personal door to the side aspect, light, power, window to the side aspect.

Two outside taps. Three external power points, two hookup points (suitable for motorhome).

Directions

Proceed south out of Hereford. Take the A465, the Belmont Road. At the Tesco roundabout take the second exit to Abergavenny. After approximately 2 miles turn left off the A465 at the Allensmore Village Hall down Church Road. Continue down the lane and the property is situated on the left after approximately 250 yards.

Outgoings

Council Tax Band 'F' £3284

Water rates are payable. Private drainage.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

Money Laundering Regulations

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



Total area: approx. 147.8 sq. metres (1590.8 sq. feet)

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

Bramble Cottage, Allensmore, Hereford

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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 | |
| | 60 | 75 |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |