

FOR
SALE



39 Scotch Firs, Fownhope, HEREFORD HR1 4NP

£435,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This attractive detached house is pleasantly located within the heart of the highly favoured village of Fownhope which lies between the Cathedral City of Hereford (7 miles) and the Market Town of Ross-on-Wye (9 miles).

Fownhope is a vibrant village within which there are a range of amenities including a shop/post office, butcher's shop, 2 public houses, an exclusive health & leisure club (Wye Leisure), a doctors surgery, village hall, sports playing field, primary school, and the property is also in the catchment area for Bishop's secondary school and the nearby River Wye and woodland provide some lovely walks.

The original property has been significantly extended and has gas central heating, double glazing, a lovely fitted kitchen and has the benefit of a ground floor bedroom and shower room which could provide an annexe for a relative.

POINTS OF INTEREST

- *Superb detached family house*
- *Popular village location*
- *4/5 bedrooms*
- *Potential annexe*
- *Gas central heating*
- *Parking & gardens*
- *3 reception rooms*
- *Downstairs bedroom & shower room*
- *Viewing advised*
- *Large utility room*



ROOM DESCRIPTIONS

Entrance Porch with door to the

Entrance Hall

With radiator.

Lounge

With woodburning stove, radiator, windows to front and side.

Dining Area

Window to side and wide archway to the

Sitting Room (currently used as a Dining Room)

Radiator, windows to side and rear.

Kitchen/Breakfast Room

Fitted with a range of beech style base and wall mounted units with beech worksurfaces, porcelain sink unit with mixer tap, built-in electric oven, 4-ring hob with extractor hood, dresser-style unit, breakfast bar, radiator, built-in refrigerator, built-in dishwasher, under-unit lighting, smoke alarm, window to rear, door into the Hall and door to the

Inner Hall/Annexe

Comprising Bedroom 5 with electric radiator, window to front and Shower Room with large shower cubicle and mains fitment, wash hand-basin and WC, radiator, extractor fan.

Utility Room

With sink unit, storage units, wall mounted gas central heating boiler and window and door to rear.

A staircase leads from the Entrance Hall to the

Landing

Central heating thermostat and airing cupboard with radiator.

Bedroom 1

Built-in wardrobe, radiator, window to front.

Bedroom 2

Built-in wardrobe, radiator, window to rear.

Bedroom 3

Radiator, windows to front and rear.

Bedroom 4

Storage cupboard, radiator, window to front.

Bathroom

Tiled walls and white suite comprising bath with shower, glass screen, wash hand-basin with cupboard under, WC, downlighters, ladder style radiator.

Outside

To the front of the property is a tarmac driveway and a further gravelled parking area and lawned area with ornamental shrubs and pond. There is an enclosed rear garden with numerous sheds, a workshop, raised beds, fruit trees and seating area with pergola. Outside light and water tap.

General Information

Services

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

Outgoings

Council tax band 'E'

Water & drainage rates are payable

Tenure & Possession

Freehold - vacant possession on completion

Viewing

Strictly by appointment through the agent, Flint & Cook 01432 355455

Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford Fire Station, turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford into Fownhope and turn left, opposite the village stores, into Scotch Firs and then turn immediately right, into the slip road, and the property is located on the left hand side.

Money Laundering Regulations

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

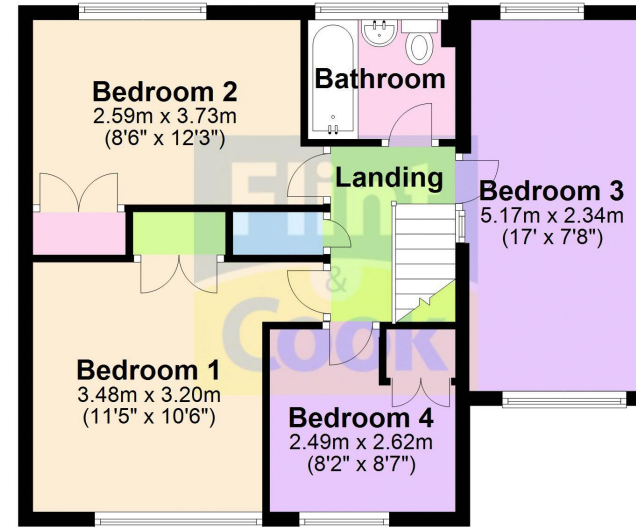
Ground Floor

Approx. 88.6 sq. metres (953.2 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



Total area: approx. 141.5 sq. metres (1523.1 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			
England, Scotland & Wales		70	77
		EU Directive 2002/91/EC	