

FOR  
SALE



17 Scotch Firs, Fownhope, Hereford HR1 4NW

Asking Price £395,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Individual detached house situated in an exclusive village location with 4 bedrooms, double garage, large gardens, lovely views, woodland to the rear. In need of updating.

## POINTS OF INTEREST

- *Individual detached house*
- *Exclusive village location*
- *4 Bedrooms*
- *In need of some updating*
- *Double garage, good size gardens*
- *Views to front, woodland to rear*



## ROOM DESCRIPTIONS

**Steps lead to the Front Door and the**

### **Entrance Hall**

With central heating thermostat and coat-hooks.

### **Downstairs Cloakroom**

With WC, wash hand-basin, window.

### **Inner Hall**

Door with steps down to the garage.

### **Lounge**

Coal-effect gas fire, double glazed window and patio doors to the Veranda.

### **Dining Room**

Bay window with window seating, window to rear, sliding door to the

### **Kitchen**

With original base and wall units, double sink unit, electric cooker point, electric central heating boiler and door to the rear garden.

**Staircase leads from the Entrance Hall to the**

### **Landing**

Hatch to roofspace, deep window to side with views over rooftops towards Holme Lacy House and Dinedor Hill.

### **Bedroom 1**

Built-in wardrobes, window to front with lovely views over the village, towards the River Wye Meadows and with the Black Mountains in the far distance.

### **Bedroom 2**

Built-in wardrobes, window to rear.

### **Bedroom 3**

Bay window to side, further window to rear.

### **Bedroom 4**

Double glazed window to the front.

### **Bathroom**

Original white suite comprising enamel bath, wash hand-basin and WC, airing cupboard with hot water cylinder and window.

### **Outside**

The property is approached via a driveway leading to the DOUBLE GARAGE with electric roller shutter door, light and power and there is a retaining wall to one side with ornamental shrubs and a lawned area and to the other there are further shrubs. There is side access to the lovely rear garden, backing onto woodland, which is enclosed by hedging, mainly lawned with a paved area and a retaining wall immediately to the rear of the property and there are two further paved seating areas and an extensive range of ornamental shrubs and trees. Outside water tap.

### **Services**

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

### **Outgoings**

Council tax band E - payable 2023/24 £2716.41 Water and drainage - rates are payable.

### **Directions**

From Hereford proceed towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford into Fownhope and then, opposite the village stores, turn left into Scotch Firs - follow the road around towards the end of the cul-de-sac and the property is located on the right hand side, as indicated by the Agent's FOR SALE board.

What3words - uplifting.definite.winter

### **Money Laundering Regulations**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm



Total area: approx. 147.5 sq. metres (1588.1 sq. feet)

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

**17 Scotch Firs, Fownhope, Hereford**

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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>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			66
			48