

FOR
SALE



Plot 1 Eaton Bishop, Hereford HR2 9QY

£585,000 - Freehold

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

PROPERTY SUMMARY

Newly constructed detached property pleasantly located on a small development of just three properties, in the popular village of Eaton Bishop which lies close to the historic Golden Valley and the River Wye just six miles south-west of the Cathedral City of Hereford.

Within Eaton Bishop there is a village hall, a Church and lovely walks on Honeybourne Common and the banks of the River Wye.

POINTS OF INTEREST

- *Newly constructed detached property*
- *Lovely village location*
- *3 bedrooms (1 en-suite)*
- *Dressing Room and Bathroom*
- *Cottage-style design*
- *Highly energy efficient*
- *Garage and good-sized gardens*
- *Viewing recommended*



ROOM DESCRIPTIONS

Canopy Porch

with door to

Entrance Hall

with downstairs cloakroom, WC, wash hand basin and window to rear.

Lounge

with open fireplace and patio doors to rear.

Dining Room/Study

with window to front.

Kitchen

with fitted base and wall units and integrated appliances (tbc), door to rear cupboard and sitting area.

Garage

with light, power and door to

Utility Room

with window and door.

A staircase leads from the Entrance Hall to the

First Floor Landing

with roof space.

Dining Room

Bedroom 1

with window to front and side.

Bedroom 2

with built-in wardrobe and window to rear.

Bathroom

comprising bath, wash hand basin, WC and separate tiled shower cubicle.

Bedroom 3

with window to front and door leading to

Bedroom 4/Dressing Room

with en-suite shower, windows to front and rear.

Outside

there is a good-sized garden area with driveway and ample parking.

There is a good-sized rear garden backing onto traditional orcharding.

Services

Mains water and electricity, private drainage system, air-sourced heating.

Viewing

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

Directions

from Hereford proceed towards Abergavenny on the A465, just past ?? turn right towards Clehonger. Continue into Clehonger on the B4349 and then take the B4352 towards Madley, turn right towards Eaton Bishop continue through Honeybourne Common for about half a mile where the property will be located on the righthand side.

Agents Note

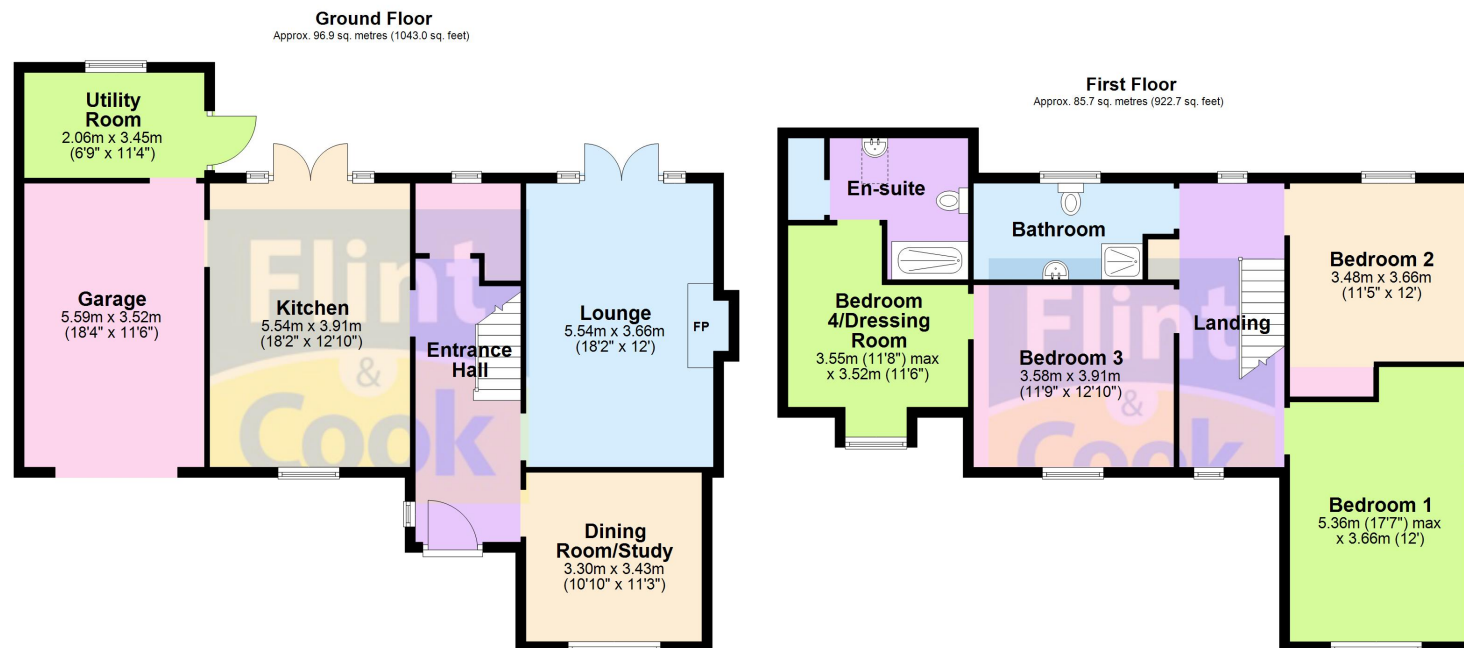
The property is Architect Certified (tbc).

Money Laundering Regulations

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

Tenure & Possession

Freehold - vacant possession on completion.



Total area: approx. 182.6 sq. metres (1965.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk