

FOR
SALE



6 Upper Court, Eardisley, Hereford HR3 6PW

£450,000 - Freehold

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

PROPERTY SUMMARY

Situated in the popular village of Eardisley, a beautifully presented Grade II listed 4 bedroom barn conversion. The property has the added benefit of spacious open plan living accommodation to the ground floor, 4 bedrooms, 2 bathrooms, downstairs w/c, front and rear gardens, gas underfloor heating throughout with zone controlled thermostats and is being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *Barn Conversion*
- *4 Bedrooms*
- *Well presented throughout*
- *Open plan kitchen, living, dining room*
- *Under floor heating throughout*
- *No onward chain!*



ROOM DESCRIPTIONS

Ground floor

With double glazed french doors leading into the large open plan ground floor space with engineered wooden flooring throughout downstairs.

Living area

With dual aspect French doors and windows to the front and rear aspects, 2 wall lights and ceiling light and opening up into the

Study/office area

With space for a large desk, power points, internet point, ceiling light, fuse board, underfloor heating thermostat, central staircase leading up and opening into the

Kitchen/dining area

Fitted with matching wall and base units, ample marble work surfaces, 1 1/2 bowl sink and drainer unit, 5 ring range master cooker, integrated appliances to include fridge/freezer, microwave and dishwasher. Cupboard housing the Worcester Bosch gas central heating boiler. Dual aspect double glazed windows to the front and rear, recess spotlights and one central hanging pendant light over the dining space. Useful under stair storage cupboard, a further cupboard under the stairs with space and plumbing for washing machine and downstairs w/c.

Downstairs W/C

With low flush w/c, wash hand basin, part tiled walls, tiled floor, ceiling light and extractor.

First floor landing

With fitted carpet, loft hatch, exposed timbers, smoke alarm and doors to

Bedroom 1

With fitted carpet, dual aspect windows to the front and rear, exposed timbers and door into

Jack & Jill bathroom

With fitted shower unit and mains fitment shower head over with tiled surround, wash hand basin with tiled splashback and storage under, low flush w/c, tiled floor, exposed timber, 3 ceiling spotlights and extractor.

Bedroom 2

Fitted carpet, dual aspect windows to the front and rear, velux window and exposed timbers.

Bedroom 3

Fitted carpet, exposed timbers and velux window.

Bedroom 4

Fitted carpet, exposed timbers and velux window.

Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over, low flush w/c, wash hand basin with storage under and tiled splashback, heated towel rail, extractor, 3 ceiling spotlights, tiled floor and exposed timbers.

Outside

To the front a large paved patio courtyard enclosed by iron railings with steps leading down to the allocated parking.

To the rear, a paved patio area perfect for entertaining with the remainder of the rear garden laid to stone with several raised planters with an array of ornamental shrubs, plants and trees. The garden also has a wooden storage shed and studio which could be utilised as a home office with light and power.

Agents note

The gas is a shared system with individual meters.

There is a management company for Upper Court and each property has a share of the ownership. There is a maintenance charge for the shared access road into the properties. The annual maintenance charge is £250pa paid in two 6 month installments (£125).

Services

Mains water, electricity and drainage are connected. Gas (LPG) central heating.

Directions

Proceed west out of Hereford on Whitecross Road heading to Monument roundabout taking the 2nd exit onto Kings Acre Road. Continue along this road towards Brecon continuing straight into the village of Eardisley, continuing through the village towards Kington and then taking the right-hand turn just outside of the village for Upper Court. Continue round to the second right and the parking is situated directly in front.

Viewings

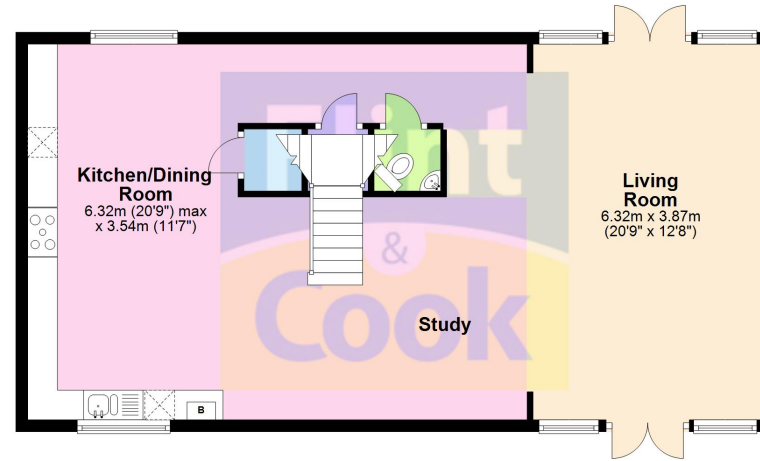
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

Money Laundering Regulations

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

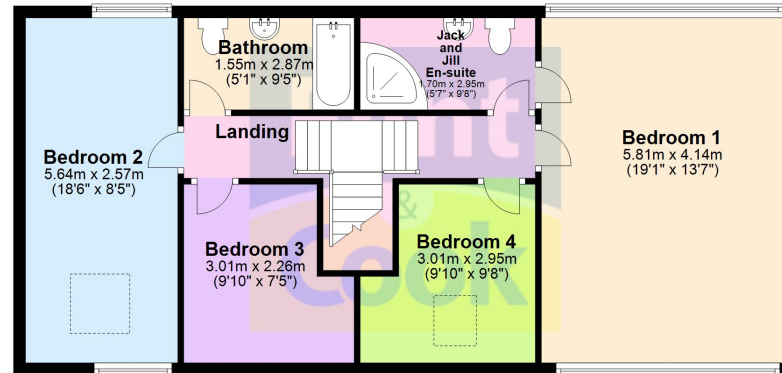
Ground Floor

Approx. 78.3 sq. metres (842.5 sq. feet)



First Floor

Approx. 74.5 sq. metres (802.2 sq. feet)



Total area: approx. 152.8 sq. metres (1644.7 sq. feet)

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

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