

FOR
SALE



7 The Old Forge, Woolhope, Hereford HR1 4AX

£297,500 - Freehold

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

PROPERTY SUMMARY

This attractive end terrace modern cottage-style property is located on a popular development of just 11/12 properties which lies in the heart of the highly favoured village of Woolhope - conveniently placed for access to the Cathedral City of Hereford (9 miles) and the market towns of Ross-on-Wye (9 miles) and Ledbury (8 miles) with the M50 motorway links (junctions 2 & 3). Woolhope is a thriving village within which there is a church, 2 public houses, a village hall and tennis and cricket clubs and further amenities are available in Fownhope (2 miles) where there is also a shop/post office, a butchers, doctors surgery, an exclusive health & leisure club (Wye Leisure). There are primary schools in Fownhope and Mordiford and the property is in the catchment area for Bishop's secondary school. The property was constructed in the early 1990's and has double glazing and electric heating and a re-fitted kitchen but would now benefit from a degree of updating and is ideal for family purposes or for retirement and has limited visitor parking, a garage and an enclosed rear garden which backs onto open farmland.

POINTS OF INTEREST

- *Modern end-terraced house*
- *Exclusive village location*
- *3 Bedrooms*
- *Lovely rear outlook*
- *Gardens*
- *Garage*



ROOM DESCRIPTIONS

Canopy Porch

With storage cupboard and door to the

Living Room

With a Clearview woodburning stove with stone surround and wooden mantel, understairs storage cupboard, electric storage heater, feature ceiling timber, electric fuseboard, window to front and door to the

Kitchen/Dining Room

Fitted with Shaker-style base and wall mounted units, Beech worksurfaces and tiled splashbacks, built-in electric oven, 4-ring hob and extractor hood, sink unit and plumbing for dishwasher, tiled floor, feature ceiling timber, window and double doors to the rear garden.

Staircase leads from the Living Room to the

First floor landing

Hatch to roof space, window.

Bedroom 1

Electric heater, window to front.

Bedroom 2

Built-in wardrobe, airing cupboard with hot water cylinder and electric immersion heater, electric heater and window with a lovely outlook to the rear.

Bedroom 3

Electric heater, window to front.

Bathroom

White suite comprising bath and mixer tap and shower attachment, part tiled walls with shower screen, tiled floor, wash hand-basin, WC, extractor fan, wall mounted electric heater and window.

Outside

To the front of the property there is a small lawned open plan garden with shrubs and there is a driveway to the side with parking space and the adjoining GARAGE with double wooden doors, light, power, plumbing for washing machine and door to rear garden. There is an attractive rear garden which backs onto open pastureland and has a paved patio and lawn, enclosed by fencing and there are outside lights and a water tap.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Electric heating.

Outgoings

Council tax band C - payable 2023/24 £1965.08

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

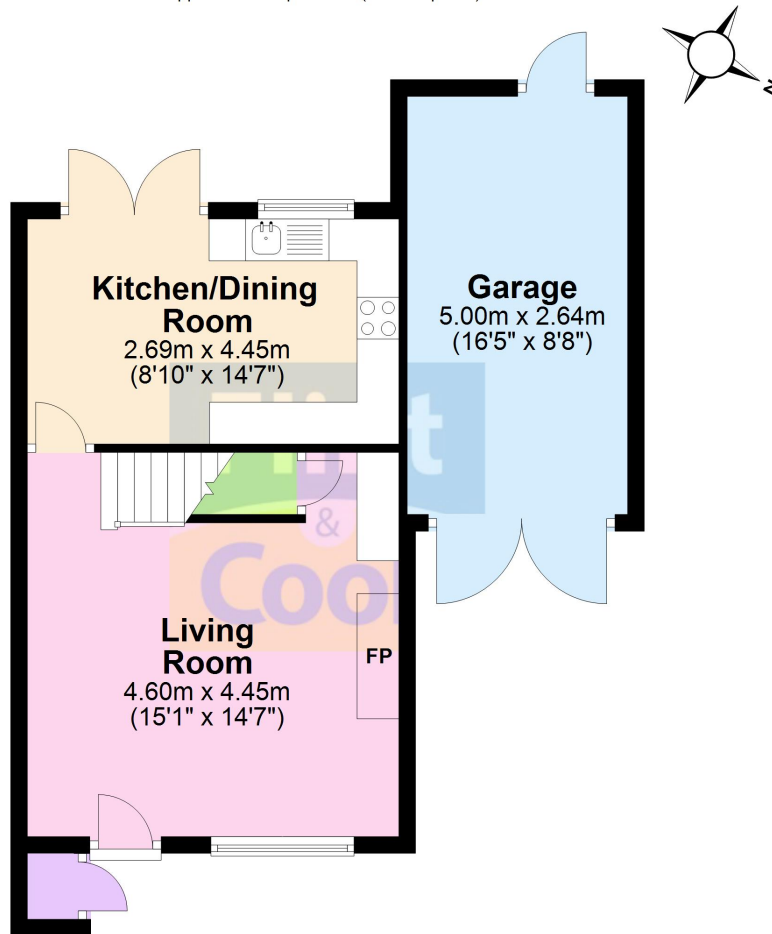
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - protects.economics.sofa

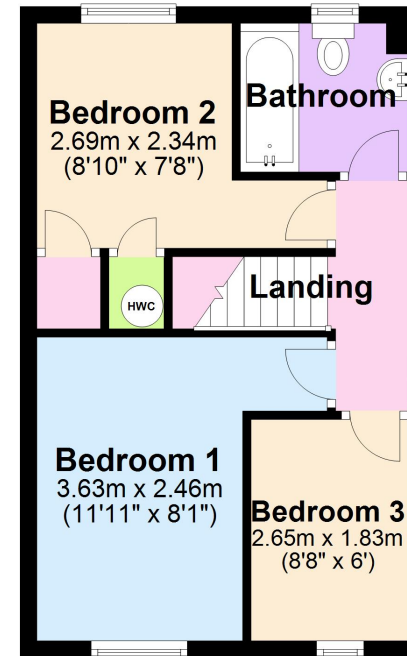
Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 65.5 sq. metres (705.1 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		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			