

FOR  
SALE



1 New Inn Close, Fownhope, Hereford HR1 4PP

£299,500 - Freehold

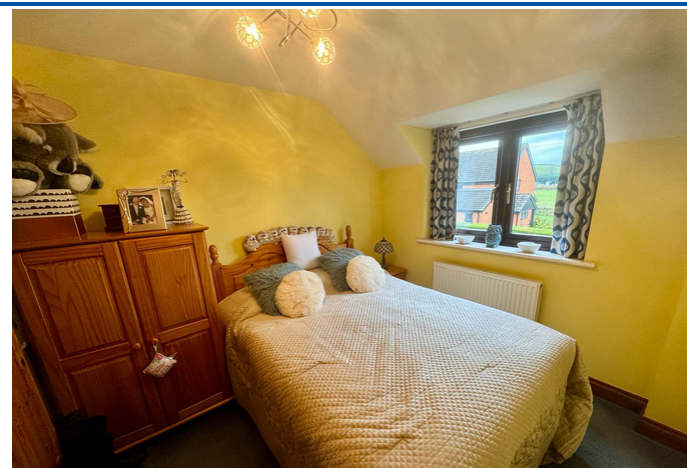
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

This excellent modern semi-detached house is conveniently located on a small development 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 (8 miles). Fownhope is a thriving village with an active community and facilities including a church, village hall, sports playing field, post office, butchers shop, doctors surgery, 2 public houses, an exclusive health & leisure complex (Wye Leisure), primary school and the property is also in the catchment area for Bishop's secondary school and there are areas noted for lovely walks both woodland and along the banks of the nearby River Wye. Traditionally constructed in the 1990's, the property benefits from replacement double glazing and gas central heating and is immaculately presented and occupies a corner position with a larger than average garage, ample parking and elevated, easy to maintain garden.

## POINTS OF INTEREST

- *Modern semi-detached house*
- *Convenient village location*
- *3 Bedrooms*
- *Gas central heating*
- *Replacement double glazing*
- *Large garage*



## ROOM DESCRIPTIONS

### **Door to the Entrance Hall**

With radiator, central heating thermostat, connecting door to garage, smoke alarm and electric fuseboard and door into the

### **Lounge**

Log fire with surround, radiator, window to front and door to the

### **Kitchen/Dining Room**

Fitted with a range of oak style base and wall mounted units with worksurfaces, tiled splashbacks, 1½ bowl sink unit, built-in electric oven and 4-ring gas hob with extractor hood, plumbing for washing machine, tiled floor, radiator, wall mounted gas fired combination central heating boiler, 2 windows to the rear and door to the side patio.

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

### **First floor landing**

Hatch to roof space, smoke alarm, downlighters, window to side and airing cupboard with radiator.

### **Bedroom 1**

Radiator, window to rear.

### **Bedroom 2**

Radiator, window to front with a pleasant outlook towards River Wye Meadows.

### **Bedroom 3**

Radiator and window to front.

### **Shower Room**

Re-fitted with a large shower cubicle with electric shower and glass screen, tiled walls and tiled floor, WC, wash hand-basin with cupboard under, ladder style radiator, downlighters, extractor fan, window to front.

### **Outside**

The property occupies an elevated corner position and to the front there is ample parking for at least 2 vehicles with a further lawned area (which could provide additional parking if required) and a brick-paved patio. Adjoining the front there is a larger than average GARAGE with an electric roller shutter door, light, power, eaves storage space, 2 windows and door to the rear. There is a lawned side garden with flagstone patio and stone retaining wall and this continues to the rear of the property. Immediately to the rear of the property there is a paved courtyard enclosed by a brick wall. Outside light.

### **Services**

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

### **Outgoings**

Council tax band C - payable 2023/24 £1976.57

Water and drainage - rates are payable/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 - uppermost.lordship.pegged

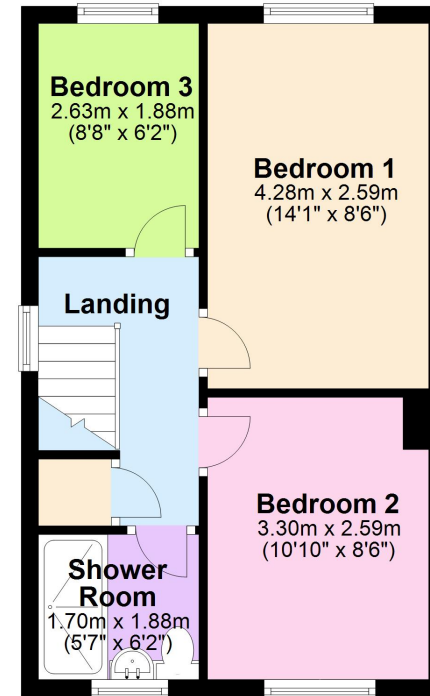
### Ground Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 99.5 sq. metres (1070.6 sq. feet)

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

## 1 New Inn Close, 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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			