

FOR
SALE



The Sheiling, Risbury, Leominster, Herefordshire HR6 0NJ

£299,500 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful rural location, a charming 2 bedroom cottage style semi, offering ideal first time buyer/ family accommodation. The property which has been well maintained throughout, has the added benefit of oil central heating, 3 good sized bedrooms, extensive rear garden, ample parking, fine views and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Charming 3 bed cottage style semi*
- *2 Receptions, breakfast kitchen & cloakroom*
- *Extensive rear garden with fine views*
- *Excellent decorative order*
- *Internal inspection highly recommended*



ROOM DESCRIPTIONS

Partially glazed panelled entrance door through to the

Entrance Hall

Double glazed window, vinyl flooring, storage space, electric light and partially glazed door to the

Reception Hall

Laminate flooring, radiator, carpeted staircase to the first floor, internal double glazed window to the Entrance Hall and open plan access to the

Snug/Dining Room

Laminate flooring, radiator, partial timbered ceiling, double glazed double French doors to the rear enjoying a fine outlook across surrounding countryside, feature 2-way brick fireplace with woodburning stove, hearth and display mantel over.

Lounge

Laminate flooring, radiator, double glazed window enjoying a fine outlook across the rear garden and countryside beyond, 2-way brick fireplace with hearth and display mantel over, double glazed window to the front aspect and door to the

Kitchen/Breakfast Room

Kitchen area with 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, double glazed windows to the front and rear aspect enjoying a pleasant outlook, feature Range-style cooker, (currently disconnected but with potential to be re-connected, if required), space for a free-standing cooker with splashback and cookerhood over, space and plumbing for washing machine, floor mounted central heating boiler, radiator, tiled floor, double glazed double French doors to the rear, partially double glazed door to the side and door to the

Downstairs Cloakroom

Low flush w/c, tiled floor, extractor and wash hand basin

First Floor Landing

Double glazed window to the front, hatch to loft space and doors to

Bedroom 1

An impressive light and airy room, laminate flooring, double glazed windows to the front and rear aspects enjoying a pleasant outlook, radiator, built in double wardrobe and space for extra wardrobes.

Bedroom 2

Laminate flooring, radiator, space for wardrobes and dual aspect double glazed windows to the side and rear enjoying fine views.

Bedroom 3

Laminate flooring, radiator, space for wardrobes and double glazed window to the rear enjoying fine views.

Bathroom

Comprising panelled bath with shower unit over & glazed folding screen, low flush w/c, vanity wash hand basin with cupboard below and medicine cabinet over, tiled floor, extractor, towel rail/radiator and double glazed window.

Outside

To the front of the property is an attractive lawned garden, bordered by flowers and shrubs enclosed by hedging. A drive provides off road parking to the front with a path leading to the side entrance door. To the side there is a further driveway providing ample parking facilities. To the immediate side and rear of the property there is an area laid to chippings for easy maintenance, which leads onto an extensive paved patio area that offers the perfect entertaining space. The remainder of the good sized garden is laid to lawn, well enclosed and enjoys fine views across surrounding countryside. There is also a useful timber garden shed and outside tap.

Directions

Proceed north out of Hereford on the A49 Leominster Road. After passing over Dinmore Hill, turn right signposted to Ledbury. After approximately 2 Miles turn left opposite the petrol station signposted to Risbury. After approximately 1 1/2 miles, take the 2nd turn on the right to Risbury. Proceed through the village, turn left to Moreton and after approximately 1 mile, The Sheiling is on your right hand side.

Outgoings

Council tax band C - payable 2024/25 £2044.99

Water and drainage - rates are payable.

Services

Mains water and electricity are connected. Private drainage. Telephone (subject to transfer regulations). Oil-fired central heating.

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.



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