

FOR  
SALE



42 Court Orchard, Fownhope, Hereford HR1 4NY

£215,000 - Freehold

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## PROPERTY SUMMARY

Conveniently situated in popular sought-after village location seven miles from the Cathedral City of Hereford, a semi-detached house with 3 bedrooms, kitchen/dining room, gas central heating, double-glazing and various storage buildings. Ideal for family occupation.

## POINTS OF INTEREST

- *Semi-detached house*
- *Convenient village location*
- *3 bedrooms, kitchen/dining room*
- *Gas central heating, double-glazing*
- *Various storage buildings*
- *Ideal for family occupation*



## ROOM DESCRIPTIONS

### **Entrance Hall**

Double-glazed window and door, radiator and door to

### **Lounge**

Radiator and patio doors to rear.

### **Kitchen/Diner**

Fitted base and wall units, work surfaces, tiled splashbacks, sink unit, wall mounted gas fired central heating boiler, built-in electric oven, four-ring gas hob, extractor hood, plumbing for washing machine and window to front, Dining Area, radiator, window to rear, side entrance door, Airing Cupboard with hot water cylinder and central heating programmer. A staircase leads from the Entrance Hall to the

### **First Floor Landing**

Window to front and hatch to roof space.

### **Bedroom 1**

Radiator and window to rear.

### **Bedroom 2**

Radiator, built-in wardrobe and window to rear.

### **Bedroom 3**

Radiator, stairwell and window to front.

### **Bathroom**

White suite comprising bath, electric shower, wash hand basin, WC, radiator and window.

### **Outside**

There is a good-size front and side garden laid to lawn enclosed by hedging with a paved area. To the rear there is a paved/concrete patio area and lawn.

### **Workshop**

with

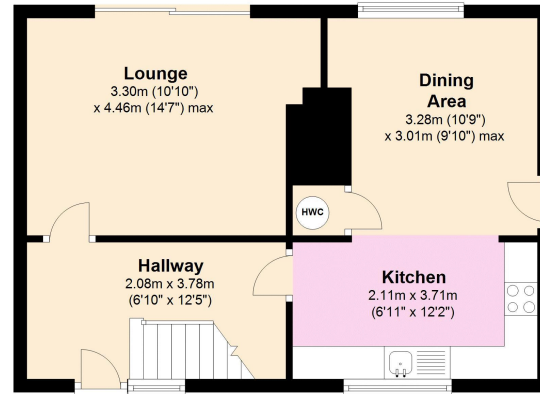
### **Adjoining Store**

### **Large Store Shed**

Garden Shed.

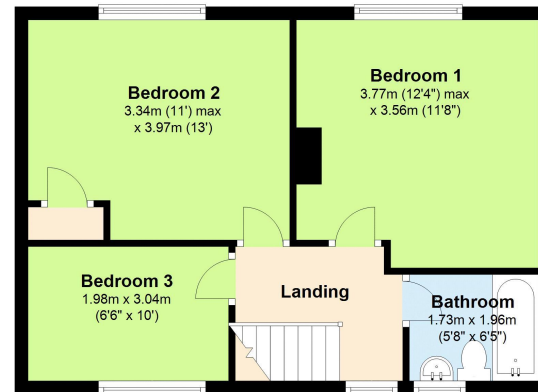
### Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



### First Floor

Approx. 42.3 sq. metres (454.8 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+)	<b>A</b>	80
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC