

FOR  
SALE



1 Tump Cottages, Fownhope, Hereford HR1 4NJ

£332,500 - Freehold

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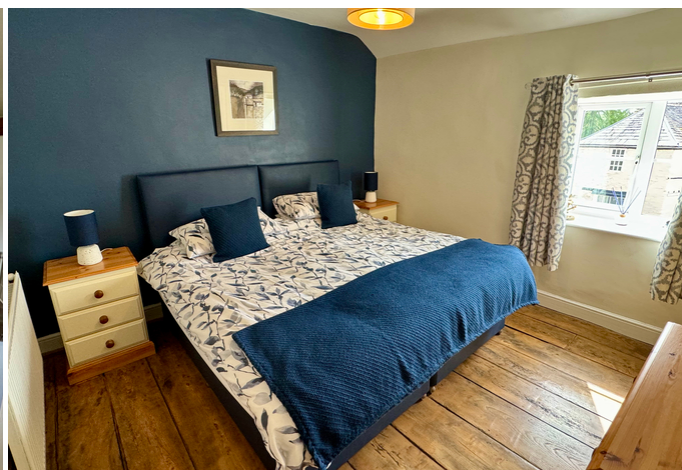
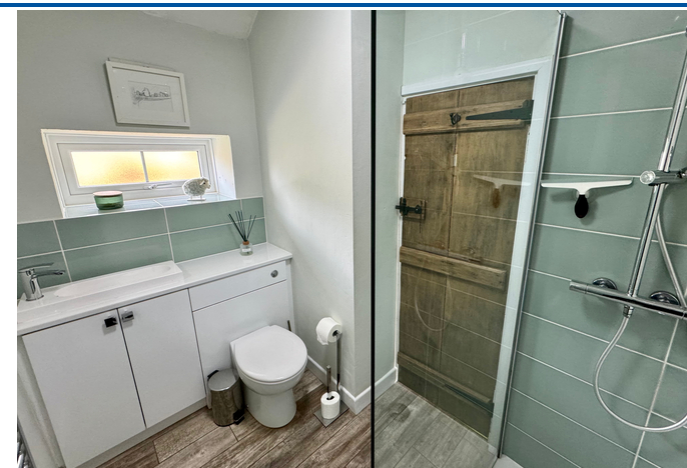
## PROPERTY SUMMARY

Situated in the highly favoured village of Fownhope, a beautifully presented 3 bedroom end-terraced cottage, offering ideal first time buyer/retirement accommodation and being sold with the added benefit of no onward chain. Located approximately 7 miles from the Cathedral City of Hereford and 8 miles from the market town of Ross-on-Wye, the thriving village of Fownhope has an active community and amenities including 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.

There are also some lovely walks nearby both woodland and along the banks of the River Wye.

## POINTS OF INTEREST

- *Popular village location*
- *3 Bedroom end-terraced house*
- *Well presented throughout*
- *Enclosed garden & allocated parking*
- *Ideal first time buyer/retirement accommodation*
- *No onward chain*



## ROOM DESCRIPTIONS

### Composite front entrance door leading into the

#### Kitchen/Dining Room

Kitchen fitted with wall and base units, ample worksurfaces with tiled splashbacks, electric oven and induction hob with extractor over, 1½ bowl sink and drainer unit, integrated fridge with small freezer compartment, double glazed window to the rear and door into the Utility. Dining Area with feature flagstone tiles, exposed stonework, characterful beams, radiator, gas central heating thermostat, double storage cupboard and feature double-side woodburning stove.

#### Utility

Fitted worksurface with under-counter space for dishwasher, washing machine and tumble dryer, 2 double glazed windows and door to the rear and pocket door into the

#### Downstairs WC

Porcelain tiled flooring, low flush WC, wash hand-basin, heated towel rail, recessed spotlighting and extractor.

#### Living Room

Feature flagstone tiles, exposed stonework, feature beams, double-sided woodburner with exposed stonework and oak beam over, radiator, carpeted stairs leading to the first floor with understairs storage cupboard, double glazed window to the front aspect and smoke alarm.

#### First floor landing

Double glazed window to the rear aspect, fitted carpet, loft hatch, smoke alarm and doors to the

#### Shower Room

Suite comprising double width cubicle with mains fitment rainfall showerhead over and tiled surround, extractor, low flush WC, wash hand-basin with storage under, double glazed opaque window to the rear, heated towel rail and porcelain tiled flooring.

#### Bedroom 1

Exposed floorboards, radiator and double glazed window to the front aspect.

#### Bedroom 2

Exposed floorboard, radiator, double glazed window to the front aspect and built-in wardrobe.

#### Bedroom 3

Fitted carpet, radiator, double glazed window to the rear aspect with fitted shelving.

#### Outside

Leading from the rear Utility door there is a large stoned area for seating, outside wood store, meter boxes and steps leading to the remainder of the garden which is mainly laid to lawn with pathway leading to the rear access gate, enclosed by fencing with a range of plants and shrubs. Outside shed. To the rear there are also 2 allocated parking spaces. To the front of the property, a gravelled pathway provides access to the property with the remainder of the front garden laid to lawn, bordered by plants.

#### Services

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

#### Outgoings

Council tax band C - payable 2024/25 £2077.01  
Water and drainage - rates are payable.

#### 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

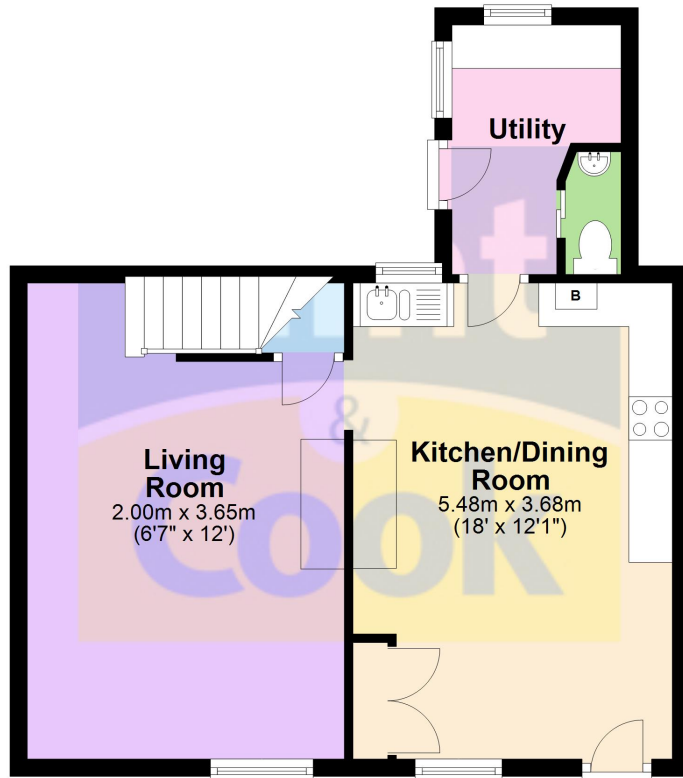
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Directions

From Hereford, proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford into Fownhope and the property is located on the left-hand side just before the turning for the Woolhope Road. What3words - wiggling.tamed.class

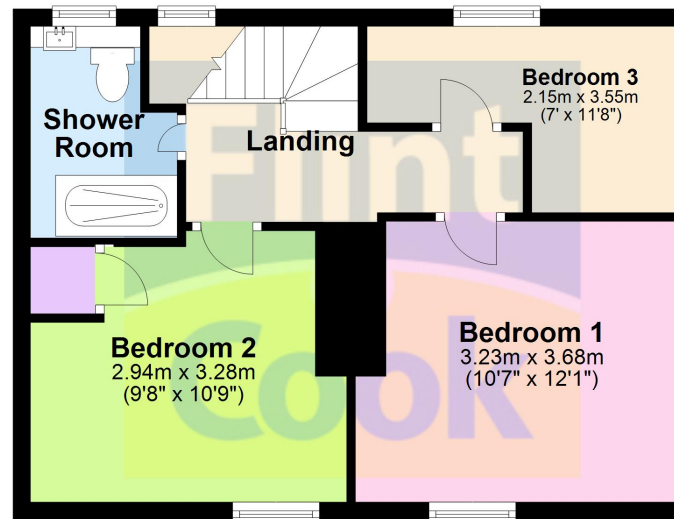
### Ground Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.6 sq. feet)



Total area: approx. 85.9 sq. metres (924.8 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>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		57
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			