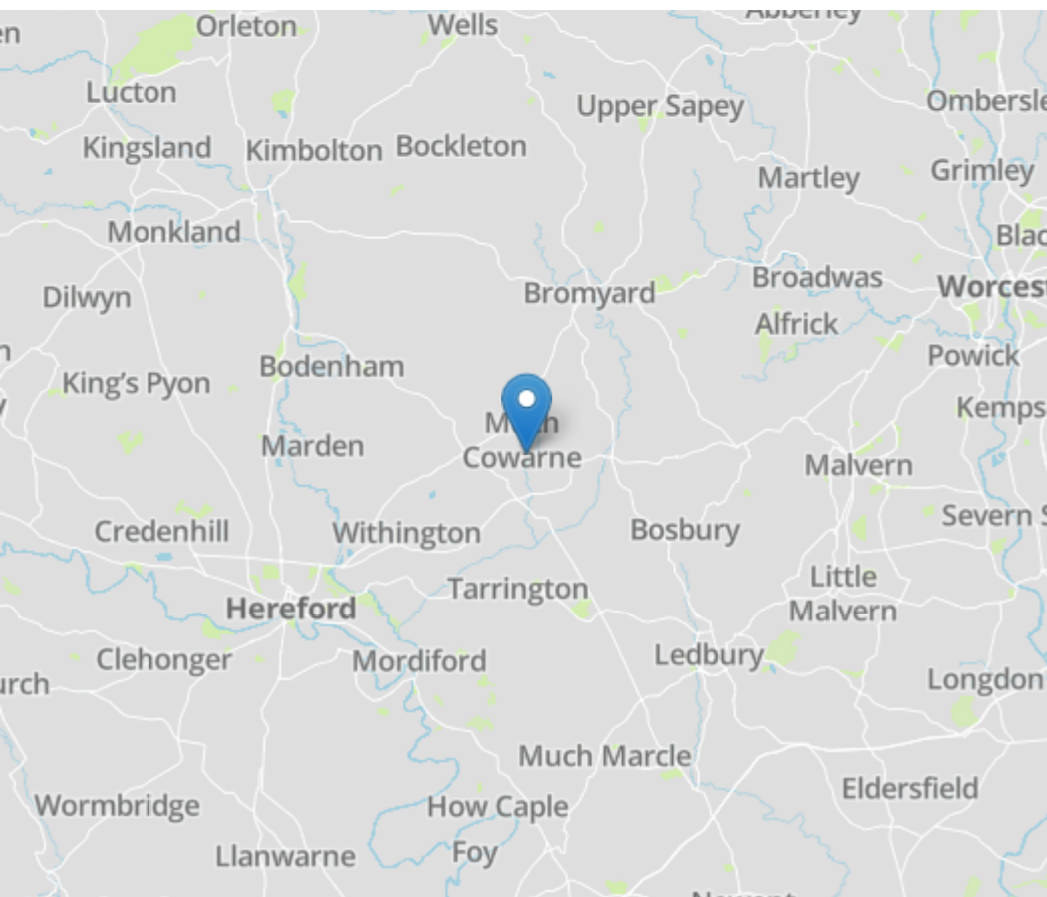




**DIRECTIONS**

What 3 Words ambient,gardens,laminated.



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

Mains electricity and water, oil fired central heating.

**Outgoings**

Council Tax: Band C

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

4 Mill Lane  
Much Cowarne Bromyard HR7 4JH

**£345,000**

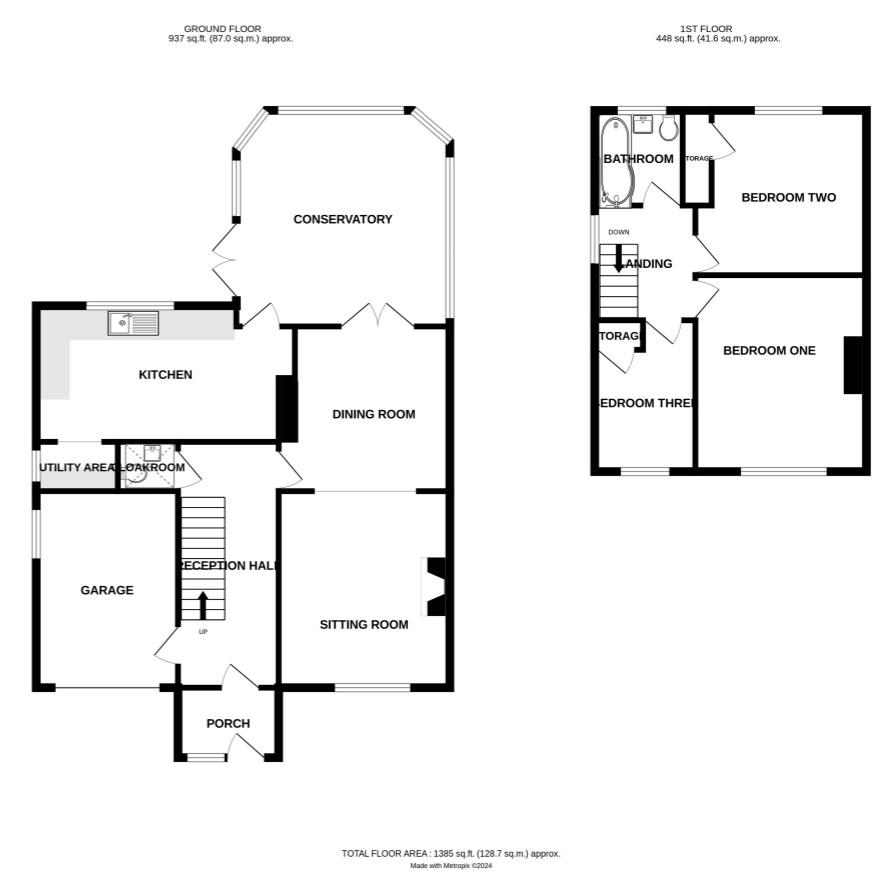


- Set in a peaceful rural village location.
- A spacious semi-detached house.
- Two Reception Rooms.
- Large Conservatory.
- Three Bedrooms.
- Large Garden.
- Garage and Ample Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177





### Situation and Description

4 Mill Lane is situated in a peaceful rural village location. The property offers spacious accommodation throughout to include two reception rooms, large conservatory, three bedrooms, large gardens, garage and ample off road parking. Enjoying full oil fired central heating and double glazing through out In more detail the accommodation comprises:

#### Ground Floor

#### Porch

with window to front, tiled flooring. Door to:

#### Reception Hall

with radiator, doors to Understairs Storage Cupboards, doors to:

#### Cloakroom

with Velux window, low flush w.c., pedestal wash basin, tiled splashbacks.

#### Kitchen

17' 7" x 10' 1" (5.36m x 3.07m) with window to rear overlooking the garden, range of laminate worktops with cupboards and drawers under, inset

stainless steel sink with drainer, space for range style cooker with stainless steel extractor hood over, eye level wall cupboards, space for dishwasher and fridge/freezer, tiled splashbacks, power points, tiled flooring.

#### Conservatory

14' 9" x 14' 8" (4.50m x 4.47m) with double doors to side opening onto the garden, tiled flooring, power points, double doors to:

#### Dining Room

9' 11" x 11' 5" (3.02m x 3.48m) with radiator, power points, door to Reception Hall, double door to Storage Cupboard. Opening to:

#### Sitting Room

11' 7" x 13' 4" (3.53m x 4.06m) with window to front, feature fireplace with surround and tiled mantle, radiator, power points, T.V point.

#### First Floor

#### Landing

with window to side, doors to:

#### Bedroom One

11' 9" x 13' 4" (3.58m x 4.06m) with window to front, radiator, power points, feature wooden fire surround.

#### Bedroom Two

9' 6" x 11' 5" (2.90m x 3.48m) with window to rear overlooking the garden, radiator, power points, door to Storage Cupboard, hatch to roof space with drop down ladder.

#### Bedroom Three

7' 0" x 10' 3" (2.13m x 3.12m) with window to front, radiator, power points, double doors to built-in wardrobes.

#### Bathroom

with window to rear, panelled bath with shower over, low flush w.c., pedestal wash basin, fully tiled walls, ladder style radiator, extractor fan.

#### Outside

#### Approach

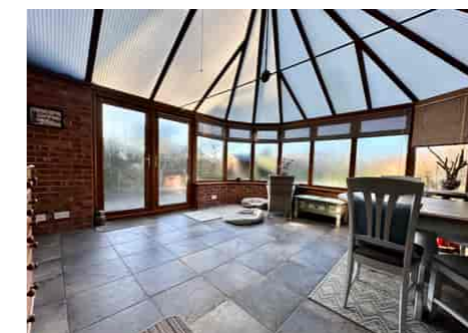
The property is approached from Mill Lane via a gravelled driveway having ample off road parking, adjacent large lawed foregarden.

#### Garage

8' 11" x 13' 5" (2.72m x 4.09m) with up and over door, window to side, power and light connected, oil fired central heating boiler.

#### Garden

with rear garden can be accessed via a wooden side gate and comprises a large patio seating area, useful log store and useful shed, large lawn with inset shrubs. The Garden is enclosed on all sides and offers security for both pets and children.



### At a glance...

- Kitchen  
17'7 x 10'1 (5.36m x 3.07m)
- Conservatory  
14'9 x 14'8 (4.50m x 4.47m)
- Dining Room  
9'11 x 11'5 (3.02m x 3.48m)
- Sitting Room  
11'7 x 13'4 (3.53m x 4.06m)
- Bedroom One  
11'9 x 13'4 (3.58m x 4.06m)
- Bedroom Two  
9'6 x 11'5 (2.90m x 3.48m)
- Bedroom Three  
7' x 10'3 (2.13m x 3.12m)
- Garage  
8'11 x 13'5 (2.72m x 4.09m)

### And there's more...

- Set in a peaceful village location.
- A spacious semi-detached house.
- Two Reception Rooms.
- Large Conservatory.
- Three Bedrooms.
- Large Garden.
- Garage and Ample Off Road Parking.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.