

FOR  
SALE



5 Lion Terrace, Ewyas Harold, Hereford HR2 0ER

£195,000 - Freehold

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## PROPERTY SUMMARY

Situated in this highly sought-after village location, a 2 bedroom older-style end-terraced house offering ideal first-time buyer accommodation. The property which is in good decorative order has the added benefit of oil central heating and double glazing, newly fitted kitchen and shower room, private rear garden, off-road parking and we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought-after village location*
- *2 Bedroom end-terraced house*
- *Good decorative order throughout*
- *Newly fitted kitchen & shower room*
- *Ideal for first time buyers*
- *Private southwest facing rear garden*
- *Off-road parking*
- *Must be viewed!*
- *Oil central heating*
- *Double glazing*



## ROOM DESCRIPTIONS

### **Entrance door through to the**

#### **Entrance Hall**

Vinyl flooring, radiator, window to the side and open-plan access to the

#### **Impressive Living Room/Kitchen**

Living room with fitted carpet, upright radiator, recessed spotlighting, display shelving, recess ideal for electric fire with display mantel over. Kitchen area with window and door to the rear, range of wall and base cupboards, ample worksurfaces, 1½ bowl sink unit with mixer tap over, built-in oven and hob with cooker hood over, built-in fridge/freezer, vinyl flooring, understairs storage area and feature staircase with glass panels leading to the first floor.

#### **First floor landing**

Window to the rear, recessed spotlighting, access hatch to partly boarded loft space with pull-down ladder and door to

#### **Bedroom 1**

Fitted carpet, recessed spotlighting, window to the front aspect enjoying a pleasant outlook, built-in wardrobe.

#### **Bedroom 2/Study**

Fitted carpet, radiator, recessed spotlighting, window.

#### **Stylish Shower Room**

Suite comprising vanity wash hand-basin with large mirror over, low flush WC, large shower with in-built shelving and rainwater shower over.

### **External Store Room/Utility**

Window to the side, space and plumbing for washing machine and worksurface.

### **Rear Garden**

There is a shared pathway with steps then leading up to the raised rear garden with patio area - ideal for entertaining and, with the remainder of the lawned garden facing southwest, it offers the perfect suntrap and is enclosed by fencing to maintain privacy. Oil storage tank.

### **Services**

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

### **Outgoings**

Council tax band A - payable 2023/24 £1502.93  
Water and drainage - rates are payable.

### **Money laundering regulations**

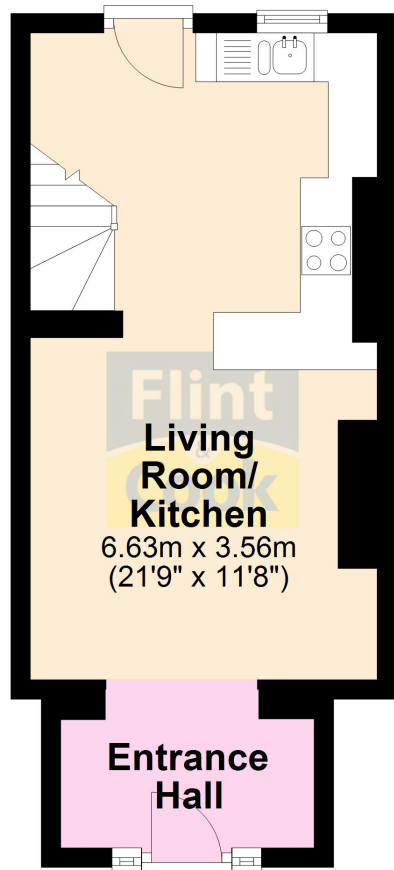
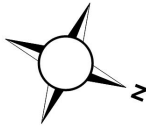
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Directions**

What3words - gosh.flagpole.clings

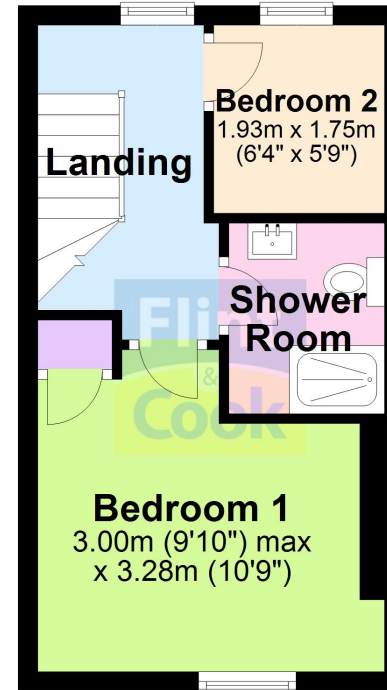
### Ground Floor

Approx. 28.1 sq. metres (301.9 sq. feet)



### First Floor

Approx. 23.4 sq. metres (251.7 sq. feet)



**Total area: approx. 51.4 sq. metres (553.6 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>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</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		