

FOR
SALE



2 Gamber Head Cottages, Llanwarne, Hereford HR2 8JJ

£199,500 - Freehold

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

PROPERTY SUMMARY

This attractive semi-detached cottage is conveniently located, just off the B4348, within the parish of Llanwarne about 1/2 a mile from the village of Wormelow and is well placed for access to the cathedral city of Hereford (6 .5 miles) and the market towns of Ross-on-Wye (7.5 miles with the M50 motorway link -Jct 3) and Monmouth (12 miles).

Within Wormelow there is a shop, cricket field and public house and in nearby Much Birch there is also a doctor's surgery, church and primary school.

The original cottage has been extended and offers spacious accommodation with double glazing, electric heating and a large garden with ample parking and which is now in need of updating and offers scope for further extension and improvement.

POINTS OF INTEREST

- *Semi detached cottage*
- *Convenient rural location*
- *2 bedrooms*
- *In need of updating*
- *Off road parking*
- *Large garden*



ROOM DESCRIPTIONS

Entrance Hall

With under stair storage area and cupboard, night storage heater, window, door to the rear.

Sitting Room

With wood burning stove, store cupboard, electric heater 3 windows and archway through to the

Kitchen/Dining Room

With fitted wall and base units, work surfaces with tiled splashbacks, electric cooker point, sink unit, storage heater, cupboard housing the electric meter, 2 windows and a door to the rear potting shed.

Half Landing

With door to the

Bathroom

Fitted with a bath with mixer tap and shower attachment, wash hand basin, WC, wall mounted electric heater, electric towel rail, electric storage heater.

The stair continues to the 2nd Floor Landing

With storage heater, Velux roof light and doors to

Bedroom 1

With a sink unit with cupboards under, enclosed shower, window.

Bedroom 2

Storage heater, window and Velux roof light.

Separate Cloakroom

With WC, wash hand basin and window.

Outside

The property is approached over access shared with No 1, then there is a wooden five barred gate leading to a concreted and gravelled parking and turning area.

It has a lean to carport, a timber garage with lean and a garden area to the side. There is a large garden, which is enclosed by hedging and fencing and is mainly laid to lawn planted with a range of ornamental shrubs and trees and a further store shed.

Services

Private water supply which is shared with next door £112 per annum, electricity are connected and with private (shared) drainage.

Outgoings

Council tax band D - £2,226.14 payable for 2024/2025

Water rates are payable.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and at the top of the Callow turn right on the A466 towards Monmouth. Continue into Wormelow and, just past the cricket ground turn left onto the B4348 towards Ross-on-Wye and the property is located on the right hand side after approximately 1/2 a mile.

Viewings

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

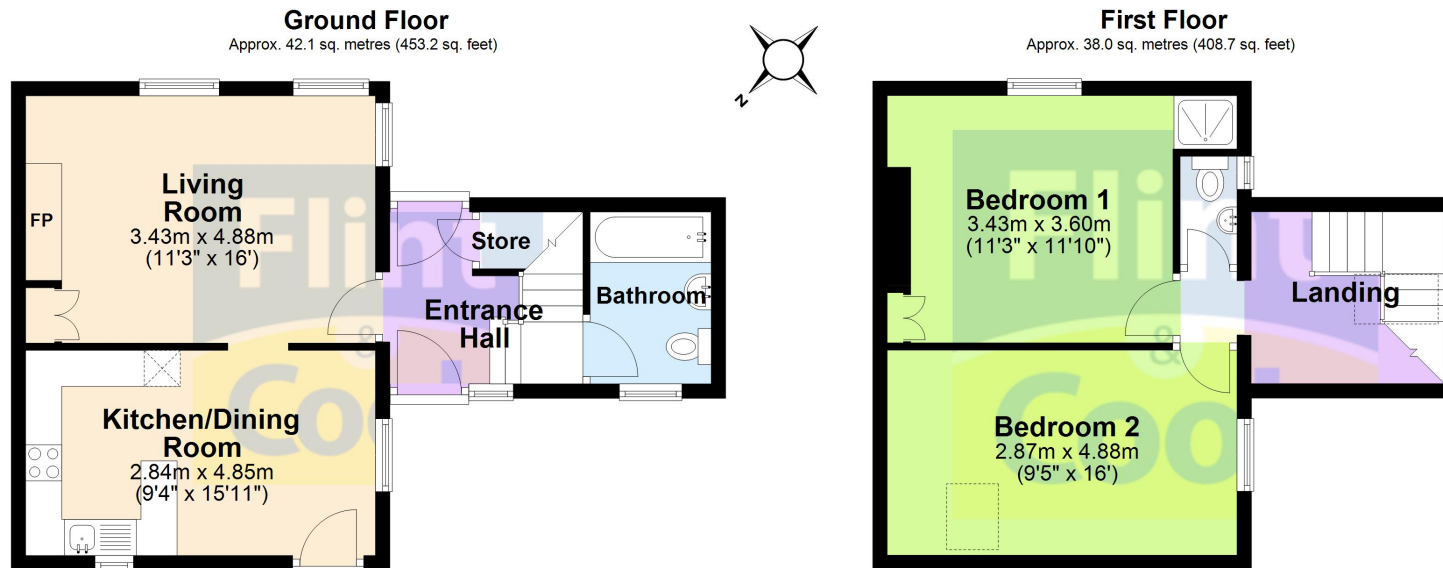
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	40	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	