



FOWNHOPE

Guide price **£285,000**



ARCHER & Co

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4 MANOR COURT

Fownhope, Hereford, Herefordshire HR1 4PW



Charming, three-bedroom terraced home
Popular village location of Fownhope
Spacious and private garden

This lovely terraced house in Fownhope boasts three inviting bedrooms and a well-presented bathroom, making it a comfortable home for individuals or small families. The property features a spacious lounge/ dining room, providing flexible living space that can be adapted to suit various needs. The conservatory, which features large glass panels allowing for plenty of natural light, creating a warm environment. The garden complements the home beautifully with its mix of grass and stone pathways, leading you through various landscaped areas. This outdoor space includes a greenhouse, perfect for gardening enthusiasts. Lush trees and shrubs offer privacy and define the garden's borders, enhancing its appeal. Additionally, several seating areas create inviting spots for relaxation. Located in Fownhope, the property enjoys a tranquil setting while still being conveniently close to local amenities and the picturesque Wye Valley.

The property is also within walking distance to the Doctors surgery and local Primary School. There is a post office, local shop, Wye Leisure spa and public house, with local picturesque walks nearby. The property is also only a short drive to Hereford. There is also no onward chain.

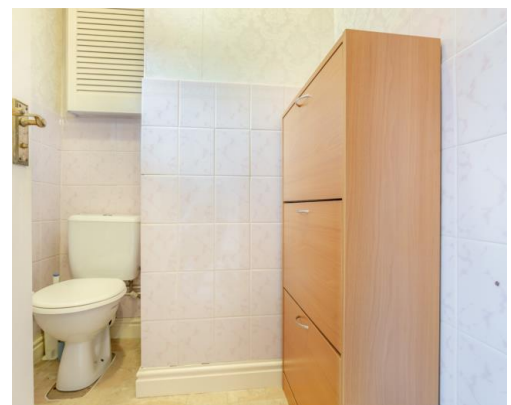


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KEY FEATURES

- Charming three-bedroom terraced house
- Well-maintained garden with seating areas
- Sought-after location in Fownhope
- Light-filled Conservatory
- Greenhouse ideal for gardening enthusiasts
- Off road parking and garage
- No onward chain



STEP INSIDE

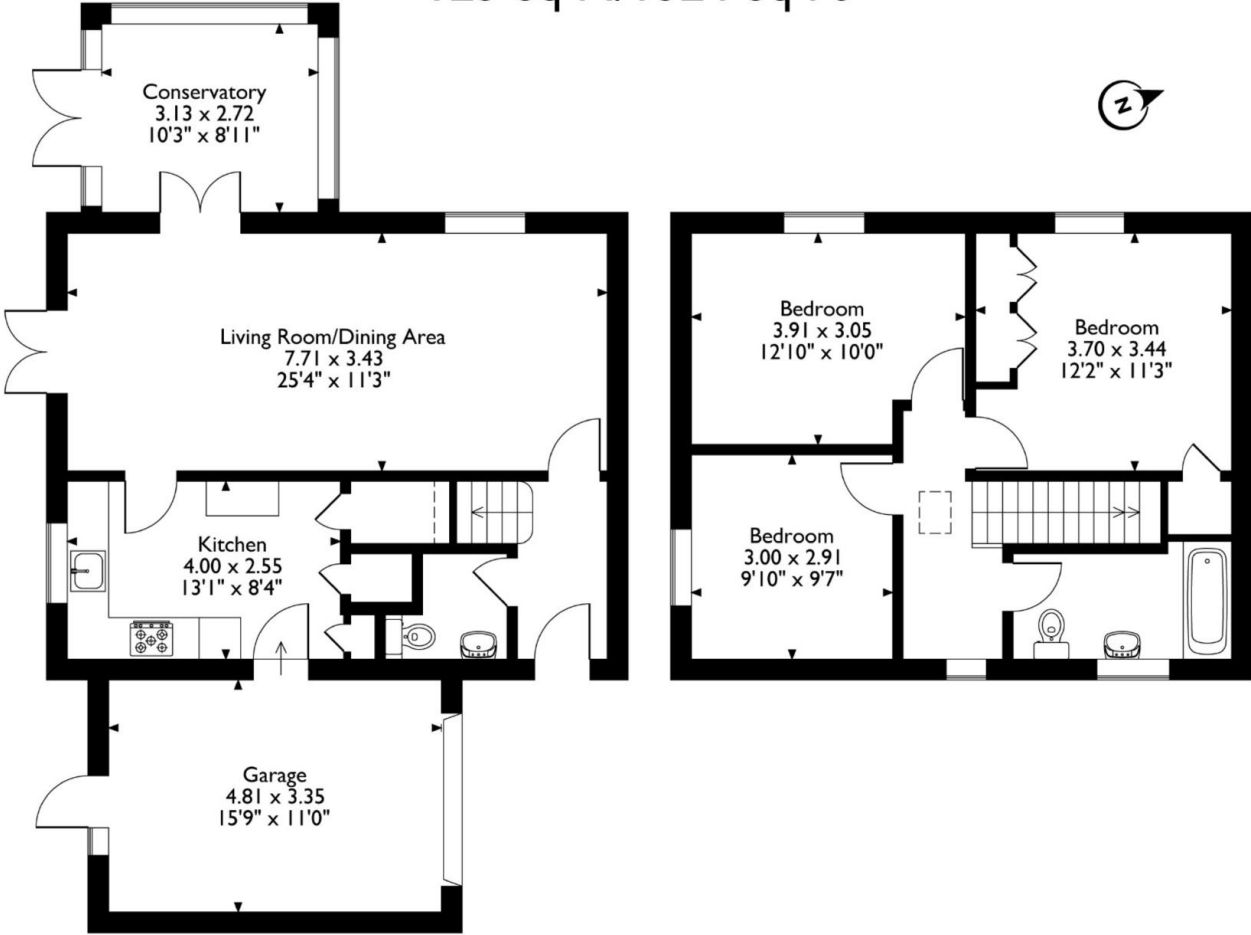


Inside, the property welcomes you with a generous entrance hall area that leads through to the living areas and access into a downstairs WC.

The lounge/ dining room is spacious, ideal for family gatherings or entertaining friends, and offers potential for varied layouts to suit personal style and connects seamlessly to the conservatory. This space is perfect for casual dining, with ample natural light.

The kitchen is a generous size with plenty of storage and worktop space with fitted appliances.

Approximate Gross Internal Area
123 Sq M/1324 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The three bedrooms are well-proportioned, each with their own character, providing a peaceful space for rest and relaxation.

The bathroom is practical, fitted with a four-piece suite.

Throughout the home, thoughtfully placed windows ensure that light enhances the character, and the overall ambience is warm and inviting, perfect for comfortable living.

STEP OUTSIDE



The outdoor space is a distinct highlight of this property, featuring a well-maintained and private garden that invites you to relax. A blend of grass and stone pathways guides you through the space, providing an opportunity to explore the various landscaped areas that contribute to its charm. The property also has a greenhouse. To the front of the property you will find an off road parking space for one car that leads to the garage.

AGENT'S NOTE

We are advised that probate has been applied for.

INFORMATION

Postcode: HR1 4PW
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

What3words: ///remainder.fells.yoga



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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