



2 Tavern Meadow, Hope-Under-Dinmore, Leominster, HR6 0NP

Asking Price £335,000





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Trivett Hicks is pleased to offer this four bedroom detached residence situated in the popular village of Hope-Under-Dinmore. Hope-Under-Dinmore sits approximately 9 miles north of Hereford City and 4 miles south of Leominster town. There is a petrol filling station with shop, along with the villages of Bodenham, Moreton on Lugg, Wellington and Marden providing additional shops, schools, public houses/restaurants, butchers, takeaways etc

The property offers cloakroom Wc, living room, conservatory, dining room, fitted kitchen and utility room all to the ground floor. To the first floor four bedrooms, master bedroom having en-suite shower room and a separate family bathroom.

Outside the property has driveway providing off road parking for two cars. This leads to the garage, but this has been part converted to the utility room, so now a storage area. The rear garden is split in two parts, immediately behind the house a wooden pergola, which sits on the patio area. This then leads to lawn area with old summer house to the right hand side with pathway that leads to wooden bridge. The bridge leads over the brook which gives access to a further garden area which is currently uncultivated.

### FULL DETAILS

#### ENTRANCE HALL

Radiator, stairs to the first floor, sliding doors to the Dining Room, door to:

#### CLOAKROOM

Obscure double glazed window to the front aspect, radiator, exposed floorboards, coved ceiling and access to roof space.

#### DINING ROOM 9'9" max x 9'6" (2.98m max x 2.91m )

Double glazed bay window to the front aspect, double radiator, power points and coved ceiling.

#### LIVING ROOM 16'2" x 15'2" max (4.95m x 4.64m max)

Double glazed window to the rear aspect, double radiator, TV point, power points, coved ceiling, gas fire (not currently commissioned) with feature marble hearth and mantle over, built in storage cupboards, double glazed sliding doors to the conservatory.

#### CONSERVATORY 12'0" x 8'6" (3.67m x 2.61m)

Double glazed windows to the side and rear aspects, vinyl flooring, power points, double glazed double doors to the rear garden.

#### FITTED KITCHEN 13'2" x 8'0" (4.02m x 2.46m )

Fitted with a matching range of base and eye level units, 1+1/2 bowl sink unit with mixer tap, tiled splashbacks, fitted eye level electric double oven, five ring gas hob with extractor hood over, double glazed window to the rear aspect and door to the rear garden.

#### UTILITY ROOM 8'2" x 6'9" (2.50m x 2.08m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, vinyl flooring, power points, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, door to:

#### FROM HALLWAY STAIRS LEAD TO THE FIRST FLOOR

#### LANDING

Power points, built in airing cupboard, access to the roof space, door to:

#### MASTER BEDROOM 13'0" max x 10'3" (3.98m max x 3.13m )

Double glazed window to the front aspect, radiator and power points, door to:

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising recessed shower with fitted Triton shower and glass door, wash hand basin in vanity unit with cupboards under, tiled splashback, low-level, extractor fan, shaver point, obscure double glazed window to the front aspect, radiator and exposed wooden flooring.

#### BEDROOM 2 13'0" x 9'3" (3.97m x 2.84m )

Double glazed window to the rear aspect, radiator, exposed floorboards and power points.







**BEDROOM 3** 13'5" max x 8'1" (4.10m max x 2.48m )  
Double glazed window to the front aspect, radiator and power points.

**BEDROOM 4** 11'6" max x 8'2" (3.53m max x 2.50m )  
Double glazed window to the rear aspect, power points and radiator.

**BATHROOM**  
Fitted with four piece suite comprising panelled bath, wash hand basin in vanity unit with cupboards under, tiled splashback, fitted shower cubical housing shower with glass screen, low-level WC, heated towel rail, extractor fan, obscure double glazed window to the rear aspect, radiator, vinyl flooring and ceiling spotlights.

**COUNCIL TAX**  
Band D £2349.52 2024/2025 (A reduction may be applicable for single occupancy).

**TO VIEW**  
Viewings are strictly by arrangement with the selling agents Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300

**MONEY LAUNDERING**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**DIRECTIONS**  
Leave Hereford travelling north on the A49 passing the turnings to Moreton-on-Lugg and Wellington. Then proceed up the hill passing Queenswood Country Park, the road will then bend to the right and go downhill. Just as you get to the bottom of the hill take the left turn to Tavern Meadow on your left. Continue on the road for a short while and the property will be found on the right hand side.

**AGENTS NOTE**  
The property is on septic tank drainage which is shared with the neighbouring properties and LPG central heating.

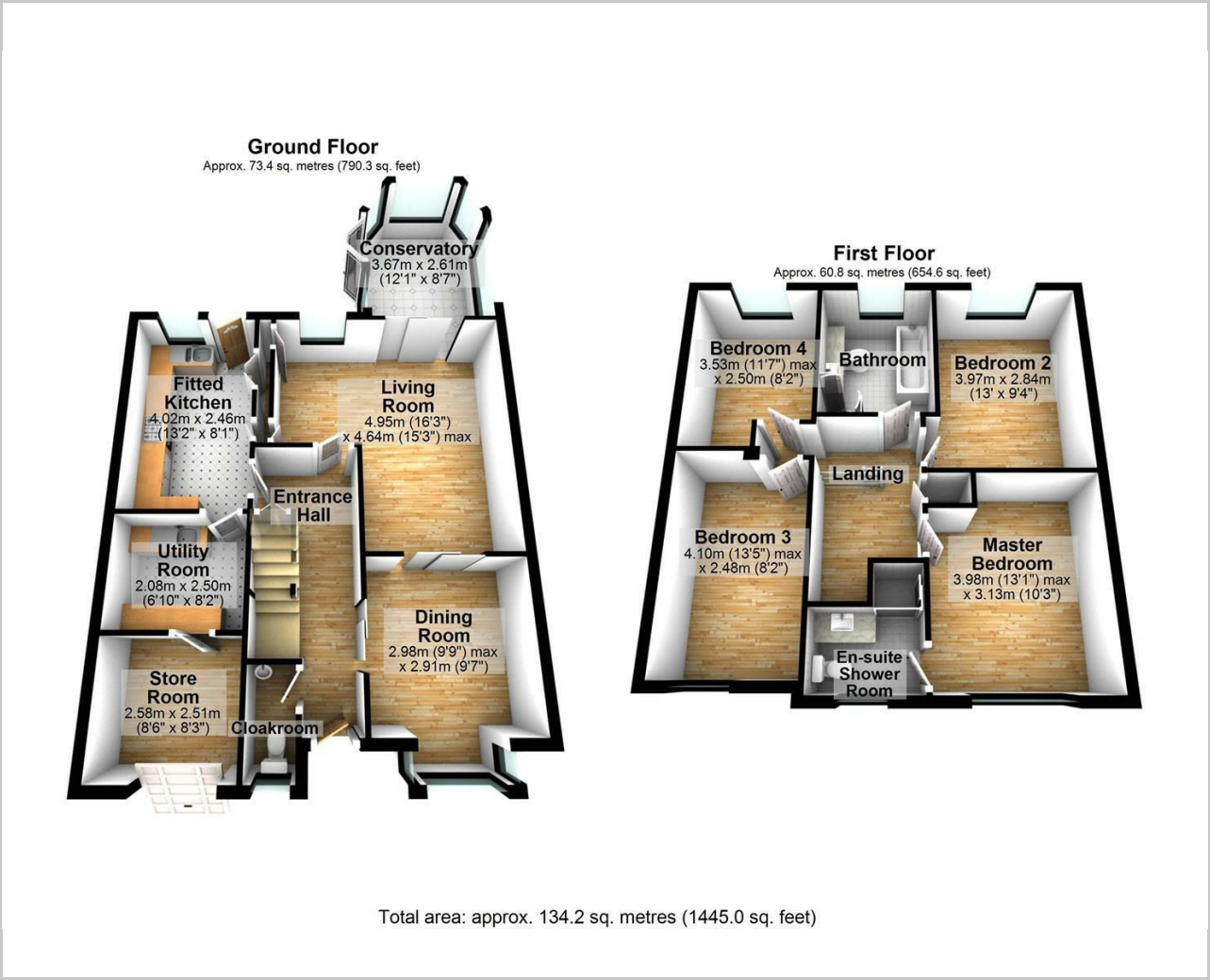
Please also note that the railway line passes to the rear of Tavern Meadow, all be it not immediately to the rear. Please make your own enquires in relation to this.

**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.





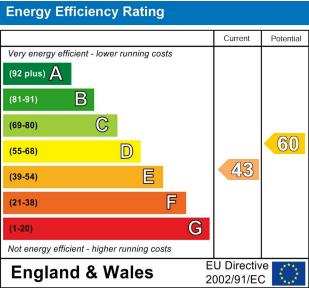
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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