

for sale

offers over **£270,000**



Ark Cottages St. Weonards Hereford HR2 8QL

This beautiful two double bedroom semi-detached home offers character features throughout and is one you must see to fully appreciate. Located in a popular location of St. Weonards which is in-between the market town of Ross-on-Wye and the city of Hereford you will find a large range of shops, restaurants, schools and amenities. The home itself offers large rooms and looks out over some of the finest views Herefordshire has to offer. Briefly comprising: entrance hall, downstairs bathroom, lounge, dining room, kitchen, utility room, first floor landing, two bedrooms and a large garden to the rear.

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Approach

A portion of land away from the property is also included which could be made into off road parking for the property. With steps down leading to the front door which gives access to:

Entrance Hall

Door to front, two double glazed window to front elevation, stairs leading to the first floor landing, storage cupboard, two wall light points and door leading to the following:

Downstairs Bathroom

A white suite briefly comprising bath with mixer taps and shower over, wash hand basin, low level W.C, part tiling to walls, spotlights to ceiling, heated towel rail and double-glazed obscure window to front elevation.

Lounge

17' 1" Max x 12' (5.21m Max x 3.66m)

Double glazed French doors to the rear giving access to the rear garden, double glazed window to the rear which looks out over far reaching views, space for a wood burner with a brick surround, two radiators and two ceiling light points.

Dining Room

9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed window to the rear looking out over far reaching views, radiator and ceiling light point.

Kitchen

10' 8" x 8' 3" (3.25m x 2.51m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bow sink and drainer, double oven and electric hob with cooker hood over, space for fridge freezer, pantry, spot lights to the ceiling, archway leading to the utility room, double glazed window to rear elevation looking out over far reaching views, double glazed obscure door to side giving access to the rear garden.



First Floor Landing

Double glazed window to front elevation, ceiling light point and doors leading to:

Bedroom One

10' 10" x 8' 4" (3.30m x 2.54m)

Double glazed window to front elevation, radiator and ceiling light point.

Bedroom Two

14' 6" x 10' 2" (4.42m x 3.10m)

Two double glazed windows to rear elevation looking out over far reaching views, loft access, radiator, built in wardrobes and ceiling light point.

Rear Garden

The rear garden is one for garden lovers with its impressive size which is mainly laid to lawn. The garden has beautiful, far-reaching views over the Herefordshire countryside and has mature shrubs and fencing to the borders.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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