

for sale

£325,000



## Yew Tree Cottage Little Birch Hereford HR2 8AY

A beautiful and charming extended cottage situated in the peaceful and popular village of Little Birch, with annex potential. Occupying a large plot with ample parking and a spacious garden. Offering fantastic potential for renovation and modernisation. NO ONWARD CHAIN!

# Yew Tree Cottage Little Birch Hereford HR2 8AY

## Entrance Porch

Further door giving access into the lounge.

## Lounge

11' 10" x 14' 3" ( 3.61m x 4.34m )

Ceiling light point, wall light point, radiator, sliding door to garden, double glazed window to side aspect and door to porch entrance.

## Kitchen/Diner

19' 4" x 10' 7" ( 5.89m x 3.23m )

Wall and base units, roll top work surfaces, one bowl sink and drainer, tiled splash backs, door to lean to, two ceiling light points, central heating radiator, stairs to first floor, double glazed windows to front and rear elevations and beams and brick.

## Lean To

9' 11" x 6' ( 3.02m x 1.83m )

Ceiling light point, power points and door to rear courtyard.

## Reception Room/Snug

16' 7" x 11' 6" ( 5.05m x 3.51m )

Stone feature walls with character beams and an open fire place, ceiling light point, radiator and sliding door to front garden.

## Downstairs Bedroom

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



## Downstairs Bathroom

Corner shower, WC, wash hand basin, radiator, ceiling light point and double glazed obscure window to side elevation.

## Landing

Ceiling light point and doors to the following.

## Bedroom One

10' 11" x 11' 2" ( 3.33m x 3.40m )

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

## Bedroom Two

10' 9" x 11' 3" ( 3.28m x 3.43m )

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

## Outside

A gated gravel driveway leads to the front of the property, surrounded by a lush green lawn adorned with small trees, shrubs and hedges at the borders.





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](http://www.focalagent.com)

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Property Ref: HER315375 - 0012

Tenure:Freehold EPC Rating: F

Council Tax Band: E

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