



Honeysuckle Cottage,
Mordiford, HR1 4LR

Price
£350,000

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Honeysuckle Cottage

Mordiford

AN OPPORTUNITY TO PURCHASE A HOME IN MORDIFORD, WHERE PROPERTY IS RARELY FOR SALE.

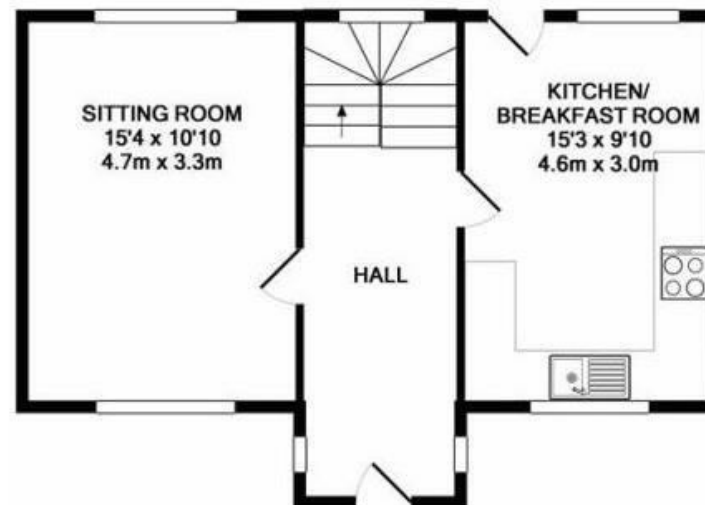
This is a three bedroom Border Oak house so built to appear as a period property which blends in with its beautiful surroundings whilst offering the benefit of modern living. Outside you have side and rear gardens and two parking spaces.

OFFERED WITH NO ONWARD CHAIN. BOOK YOUR VIEWING TODAY TO AVOID MISSING OUT.

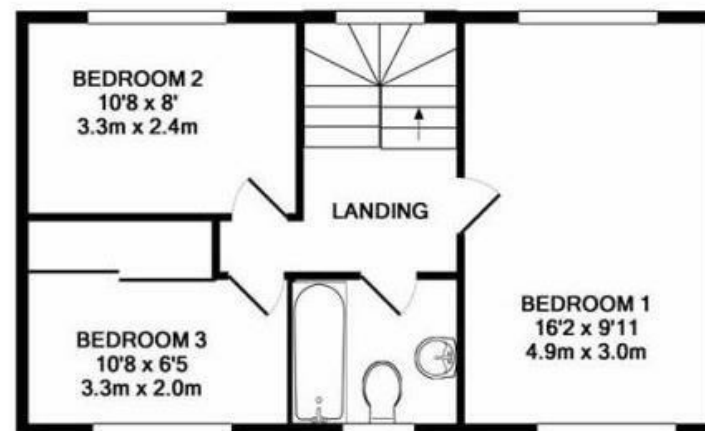
- 3 Bedrooms
- Sought after village location
- No onward chain
- Rear & side gardens
- 2 parking spaces
- Characterful property

Directions

Leave Hereford heading East on Hampton Park Road B4224. Go over the river bridge and into Mordiford, bear left at the first junction after The Moon Inn, signposted for Woolhope and the property can be found shortly after on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

An charming Boarder Oak end of terrace three bedroom family home located in the popular and sought after village of Mordiford, just 4 miles east of the Cathedral City of Hereford. With charming features set in spacious, well presented accommodation comprising: entrance hall, living room, kitchen/dining room, bathroom and three bedrooms.

Property Description

The front door leads into the spacious entrance hallway where there are stairs to the first floor, an under stairs cupboard and doors to the reception room and kitchen. The living room feels light and airy with a cottage feel with windows to the front and rear, an attractive full height brick fire place and ceiling beams. The country style kitchen/dining room is fitted with a matching range of wall and base units with an integrated eye level double electric cooker plus a hob, space for a washing machine and fridge/freezer, there are windows to the front and rear, a door to the garden and space for a table and chairs.

From the first floor landing you can access the three bedrooms all with wooden beams, the bathroom is fitted with a three piece white suite including bath with shower over, toilet and wash hand basin.

Garden & Parking

The front of the property is enclosed by fencing and a path leads to the rear garden. The rear garden is tiered with a large terrace and lower lawn and a further lawn to the side.

There is a lay-by at the front of the property and the space closest to Honeysuckle Cottage is the first allocated space and then at the other end of the house's, just passed Bluebell Cottage you enter a parking area where a further space is allocated and can be seen on our photographs on-line.

Location

There are an excellent range of local amenities which include Church, Primary School, rated outstanding by Ofsted, popular Public House and lovely rural walks to include the Wye Valley walk and Mordiford Loop. The nearby village of Fownhope has a further range of amenities including a doctors surgery, shop with post office and Wye Leisure; an excellent health and fitness club with swimming pools, sauna, gym and restaurant. Easy access to Worcester, Ledbury, Ross and M50 and M5 motorway connections.

Services

Mains gas, electric and water are connected. Private drainage shared by 4 properties.

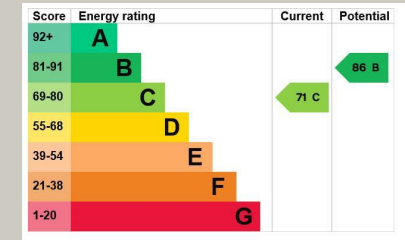
Herefordshire Council Tax Band - C

Tenure - Freehold

AGENTS NOTE: Planning permission under reference number P201059/FH was granted in June 2020 and full details can be found on Herefordshire Planning Portal for your consideration.

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*



* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8



