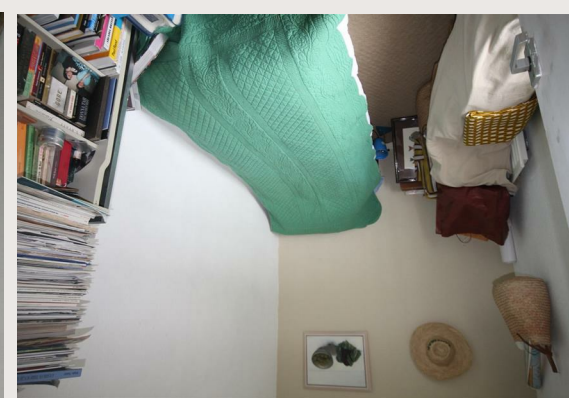




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LAND & NEW HOMES

4 Marsh Cottages, The Marsh, Wellington, Hereford., HR4 8DU
Price £225,000

4 Marsh Cottages The Marsh Wellington, Hereford.

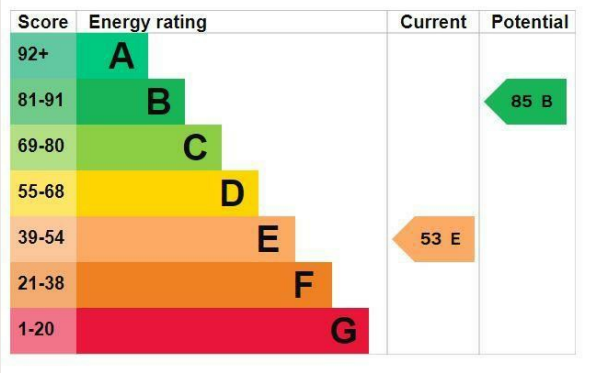
A lovely Victorian red brick cottage built around 1880 on the outskirts of the popular village of Wellington approx 4 miles directly North of Hereford City.

With two bedrooms to the first floor and living room, bathroom and kitchen/dining room on the ground floor this characterful home offers an affordable opportunity of country living.

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL 01432-266007

- Terraced Cottage
- Two Bedrooms
- Kitchen/Dining Room
- Living Room
- Gas Central Heating
- Enclosed Mature Garden
- Village Location
- Viewing Recommended

Material Information
Price £225,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: E (53)
For more material information visit www.cobbamos.com



Introduction
The gas centrally heated accommodation comprises of entrance hall with glazed door to the living room that has stairs rising up to the first floor and a further glazed door to the rear lobby that has a door to the bathroom and a door and window to the side giving access to the garden. From the lobby a doorway leads into the kitchen/dining room that has double glazed patio doors to the rear garden. The stairs rise up from the living room to a landing area with doors off to the two bedrooms.

Property Description
A wooden front door gives access to the entrance hall which has a tiled floor and storage area. The living room has windows to the front and rear of the property, radiators and a cast iron open fireplace with hearth. The downstairs bathroom has a Velux window and a three piece suite comprising of a bath with tiled walls and shower over, low level WC, and pedestal hand basin. At the rear of the property can be found the kitchen/dining room with space for table and chairs, open shelving, worktop with one and a half bowl sink, tiled splashbacks and cupboards under, space for fridge freezer, washing machine and electric cooker and double glazed patio doors opening on to the rear garden. The first floor landing has a window to the front aspect, access hatch to the loft and doors to the bedrooms. Bedroom one has a window to the rear, built in wardrobe and cupboard housing the boiler. Bedroom two has a window to the front aspect.

Garden & Parking
From the rear lobby a door leads out to a side patio area covered by a pergola with mature grape vine providing leafy shade, the patio continues to the rear of the property which can be accessed by the double glazed patio doors from the kitchen/dining room. From the patio is a step up to a raised lawn which is enclosed by fencing with borders containing a large variety of mature trees, shrubs, plants and flowers. There is a wooden gate at the end of the garden allowing pedestrian access. Parking is at the front of the property on the road on a first come first served basis.

Location
The property is located on the outskirts of the popular village of wellington approx 4 miles North of Hereford and 9 miles South of Leominster. The village has an excellent range of amenities including primary school, church, Post office and shop, garden centre and regular bus service as well as good road links on the A49.

Services
Mains water, drainage, gas and electric are connected to the property.

Council Tax - Herefordshire Council Tax Band - B

Tenure - Freehold

Broadband
The table shows the predicted broadband services in your area.
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 900 Mbps Good
Networks in your area - Openreach, Airband
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Indoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

Outdoor Mobile Coverage
Data last updated: December 2024, based on the latest data available to Ofcom.
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

The Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
Leave Hereford on the A49 North towards Leominster, after approx 3 miles it is signposted Wellington with a 50 mph speed limit and a short way after that take the next turning left after the bus stop where the property can be found on the left. What 3 Words // perfumes.unable.mulled

