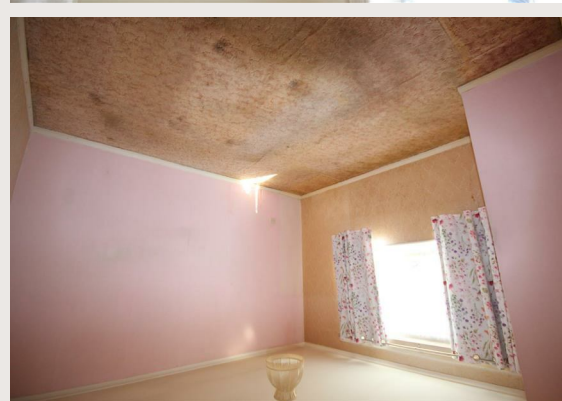
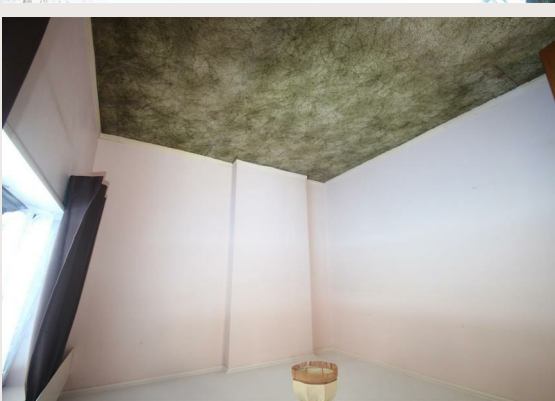




19, Powell Croft, Upton Bishop, HR9 7UZ  
Guide Price £285,000



# 19 Powell Croft

## Upton Bishop

Nestled in the charming village of Upton Bishop, this delightful semi-detached house is in need of updating and modernising throughout which is reflected in the stated guide price.

The home boasts three spacious bedrooms and a bathroom to the first floor, and a generous 21' living room, kitchen/breakfast room and WC to the ground floor

Upton Bishop is known for its picturesque surroundings and friendly community, making it an ideal location for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities.

With its inviting layout and potential for personalisation, this semi-detached house is a must-see for prospective buyers seeking a new home in this lovely part of the countryside.

- Three bedroom semi-detached home
- In need of updating and modernising throughout
- Popular village cul-de-sac location
- 21' Living room & Kitchen/breakfast room
- Downstairs WC, front & rear porch
- Attached garage & brick shed
- Front & rear gardens & driveway
- No onward chain

### Material Information

**Guide Price** £285,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

**EPC:** E (44)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Introduction

Built in 1976 and only having one owner from new this lovely three bed semi has great potential for any future owner to update and improve the property to their own taste. In brief the double glazed accommodation comprises; front porch hallway, WC, living room, kitchen/breakfast room, three double bedrooms and a family bathroom.

### Property Description

Entrance is via the useful front porch into the main hallway with doors leading off to all rooms, stairs with storage under, fitted storage cupboard and door to the downstairs WC which also features a large storage cupboard. The living/dining room is over 21feet in length and reaches the entire depth of the property with a window to the front and sliding patio doors to the rear, open fire grate with tile hearth and further door to the kitchen. At the rear of the property is the kitchen/breakfast room with fitted units to include base cupboards with drawers over, wall units, built in electric oven and hob, sink drainer unit and door to the rear porch. From the hall, carpeted stairs rise up with a 180 turn and window to the side, to the landing which has a loft hatch and an airing cupboard housing the hot water tank and shelving. Bedroom one has a view over the rear garden, bedroom two looks over the front and bedroom three has a useful built in wardrobe with hanging space and shelving, the bathroom features a three piece suite comprising of bath, pedestal hand basin and WC

### Garden & Parking

From the road the property is approached via double metal gates giving access to the driveway which also provides parking for several cars and to the side is a lawn area with borders housing trees, shrubs and flowers. A metal gate gives access to the side and rear of the property. From the kitchen a door leads to an open covered porch that has doors to a useful brick built shed and also the garage which has power and light and an up and over door to the driveway. The rear garden has a patio area, coal store, a path that leads to the far end with borders housing flowers, shrubs and trees and the main area of the rear being laid to lawn. At the far end can be found a pond, further beds and all is enclosed by hedge and fencing

### Location

Upton Bishop is a village with 600 residents in South Herefordshire, just outside Ross on Wye. A vibrant village with a very popular pub, The Moody Cow; a large village hall, church and the renowned Wobage craft centre. There are excellent transport links with the M50 a short distance away and trains from nearby Ledbury.

### Services

Mains water, electricity & drainage are connected to the property

Herefordshire Council Tax Band B

Tenure - Freehold

### Broadband Service

The table shows the predicted broadband services in your area.

| Broadband type                                | Highest available download speed | Highest available upload speed | Availability |
|-----------------------------------------------|----------------------------------|--------------------------------|--------------|
| Standard                                      | 21 Mbps                          | 1 Mbps                         | Good         |
| Superfast                                     | 80 Mbps                          | 20 Mbps                        | Good         |
| Ultrafast                                     | 1000 Mbps                        | 1000 Mbps                      | Good         |
| Networks in your area - Openreach, Full Fibre |                                  |                                |              |

### Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Likely Limited  
Vodafone Limited Limited

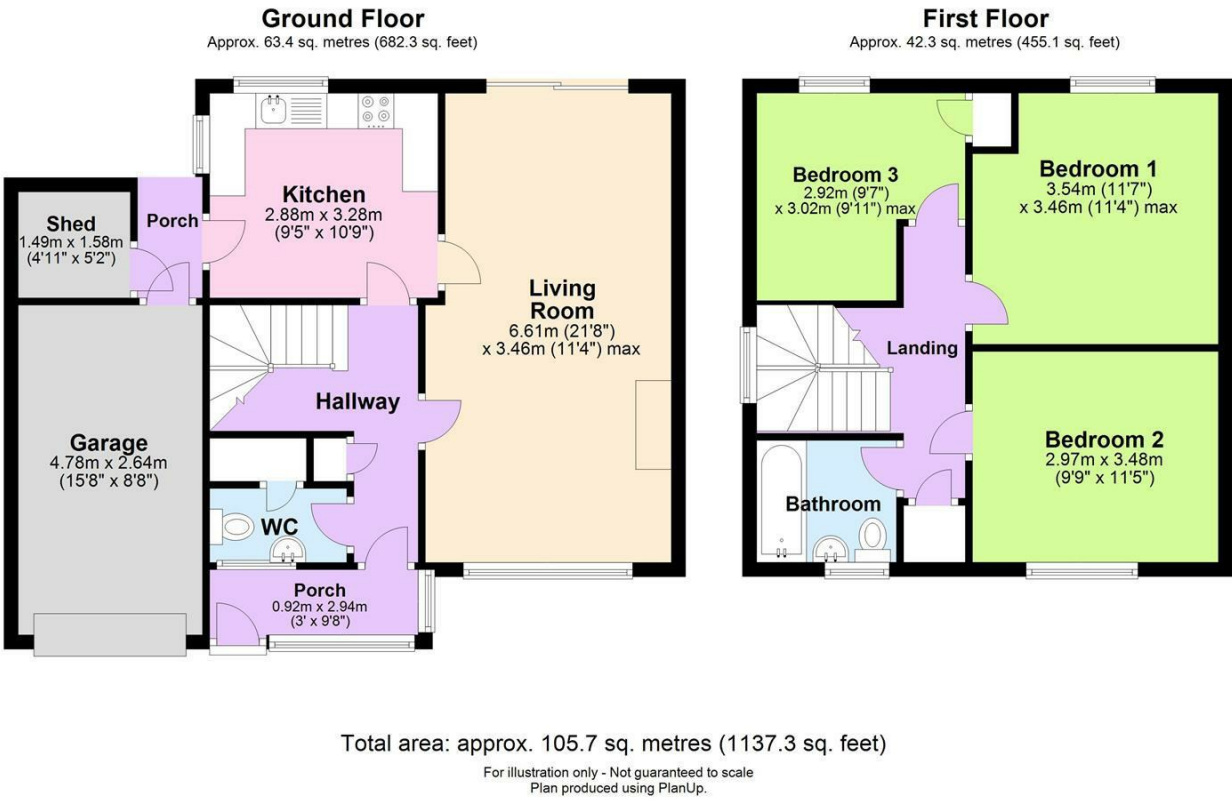
### Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely  
5G is predicted to be available around your location from the following provider(s): EE, Vodafone. Please note that this predicted 5G coverage is for outdoors only

### 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 to Ross-on-Wye, on reaching Wilton roundabout follow the A40 signposted M50 and at the roundabout take the B4221. On reaching the village of Upton Bishop turn right into Powell Croft where the property is located on the right hand side.

