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5 Ploughfields, Preston On Wye, Herefordshire, HR2 9LL

'Located in a rural village, in glorious West Herefordshire countryside, an extensively refitted and extended, well presented, four bedroom semi-detached home which has oil fired central heating and double glazed windows'

NEW INSTRUCTION

£310,000 (Freehold)

Residential Sales and Lettings

5 Ploughfields, Preston On Wye, Herefordshire, HR2 9LL

LOCATION

Ploughfields is located on the edge of Preston On Wye in glorious West Herefordshire countryside. The village has a public house, hall and church, neighbouring villages offer a fuller range of facilities and amenities including primary schools and local shops with Hereford itself being approximately six miles distant and offering a full range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. A secondary school is also available in a local village.

DESCRIPTION

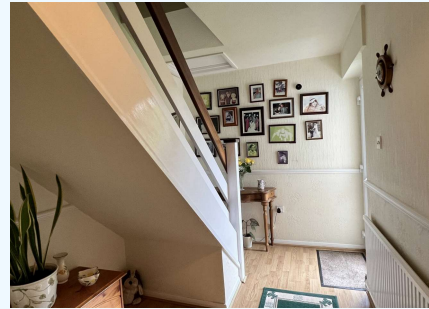
5 Ploughfields is a semi detached, well presented family home which offers extended accommodation 5 Ploughfields offers a hall, sitting room, a large L-shaped living room comprising dining area and snug which overlooks the rear garden, together with a fitted kitchen. On the first floor there are four bedrooms (one of which is en-suite) and a bathroom. The property has an oil fired central heating system and is double glazed. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Reception Hall

4.57m (15'0) x 2.03m (6'8)

Approached through a double glazed door with stairway, dado rail, radiator, wood laminate flooring, wall mounted thermostat and with doors to a store cupboard, a cloaks cupboard and with a glazed panel door to the lounge/snug and a door to the:



Cloakroom

1.73m (5'8) x 1.09m (3'7)

With suite comprising wc and wall mounted wash basin. Double glazed window and wood laminate flooring.

Lounge/Snug

3.35m (11'0) x 3.18m (10'5) (plus deep door recess)

Having a double glazed window to the front and stone fire surround with mantel over. Radiator.

The L-Shaped Open Plan Living/Dining Room

6.71m (22'0) x 6.6m (21'8) (maximum)

Which in parts comprises:



The Dining Area

6.6m (21'8) x 3.07m (10'1)

Approached through bevelled glass multi pane door, coving, double glazed window to the side, fireplace with brick surround and hearth, dado rail, two radiators, wall light points and with a glazed panel door to the kitchen and a 8'3 wide opening to the:

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The Sitting Room Area

3.66m (12'0) x 3.3m (10'10)

With a double glazed sliding patio door opening to and overlooking the rear garden. Coved ceiling, dado rail, wall light points and radiator



The Fitted Kitchen

3.35m (11'0) x 2.87m (9'5)

With a double glazed window to the rear, double glazed door to the rear and with fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Recess for cooker, 1½ bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for washing machine, tiled floor and radiator.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, dado rail, radiator and with doors to an inner landing, the airing cupboard with insulated hot water cylinder and doors to bedroom 4, the family bathroom and

Bedroom 2

3.25m (10'8) x 3.18m (10'5)

With venetian blind and a double glazed window overlooking the front garden area. Radiator and with three double wardrobe cupboards provided with hanging rails and storage shelving all with cabinets over.

Bedroom 4

2.84m (9'4) x 2.39m (7'10)

With a double glazed window to the rear and radiator. Door to deep storage cupboard.



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The Bathroom

2.31m (7'7) x 1.63m (5'4)

With suite comprising bath with electric shower over, vanity wash basin with mixer tap and cupboards below and having mirror over together with a low level wc. Part tiled walls, double glazed window, wall mounted electric heater and ladder type radiator.

Inner Landing

With doors to the master bedroom/bedroom 1 and

Bedroom 3

3.12m (10'3) x 2.69m (8'10)

With a double glazed window to the side and radiator.



The Master Bedroom/Bedroom 1

4.09m (13'5) x 3.35m (11')

Comprising the bedroom area with double glazed windows to two aspects including the view at the rear over paddocks to tree lined countryside in the distance. Radiator and with a door to the:

En-Suite Shower Room

With tiled shower cubicle with electric shower unit, low level wc and pedestal wash basin. Radiator, double glazed window and extractor unit.



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OUTSIDE:

It is understood that there on road car parking facilities.

The front garden area is L-shaped and set behind a picket type fence and comprises well maintained lawns with planted borders including lilac and roses. At the side of the property there is an oil storage tank and the side path leads to the rear garden which includes a patio running for the width of the residence. A curved pathway is flanked on one side by a lawn and on the second by a slate bed in which there are a variety of shrubs. There is also an ornamental pond with pump. There is a garden store. The property has the benefit of an attached UTILITY ROOM/STORE (6'8 x 6'0) and has an electric light and double glazed window.



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SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. An oil fired central heating system is installed. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND B

Payable to Herefordshire Council

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford on the A438 Hereford to Brecon road and on reaching Bridge Sollars turn left. Pass over the bridge and after approximately 1½ miles turn right signposted Preston On Wye. Enter the village and turn left just before the village hall and after approximately 100 yards turn right into Ploughfields and the property will be noted by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.guildproperty.co.uk or www.onthemarket.com.

13th May 2024

ID35794

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

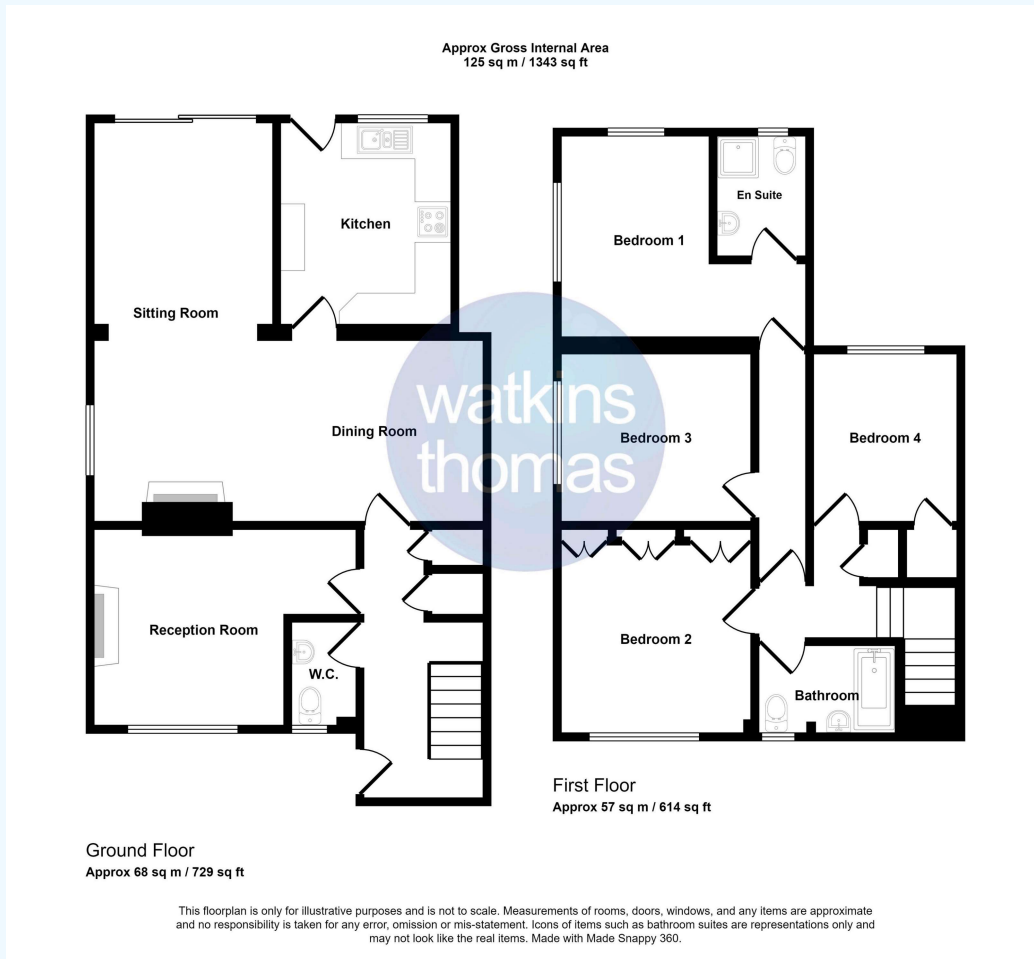
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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