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Kitts Bank, Garway, Hereford, HR2 8RL

Situated in the popular village of Garway, a 2/3 bedroom, detached cottage set in just under an acre of land, with oil central heating, double glazing where specified and views across Herefordshire and Monmouthshire.

£650,000 (Freehold)

Residential Sales and Lettings

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LOCATION

The property is located in the village location of Garway which is set to the south west of Hereford city. In the village is a primary school, church and public house. The property is located between the city of Hereford and the town of Monmouth which provide a wider range of amenities including shopping, leisure, recreational facilities and both bus and railway stations.

DESCRIPTION

The subject property is a 2/3 bedroom detached home with open plan lounge/kitchen/dining area, srt in just under an acre with views across Herefordshire and Monmouthshire. The property comprises entrance hall, bedroom, shower room, utility room, open plan lounge, kitchen/dining area, first floor landing area with access to two further bedrooms (one could be used as a sitting room) and bathroom.

In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Front aspect double glazed entrance door leads to the;

Entrance Hall

With storage cupboard, laminated flooring, panelled radiator, front aspect double glazed window, coved ceiling, smoke alarm, stairs to the first floor, door to the shower room, bedroom, inner hallway with access to the utility and open plan lounge/kitchen/dining area.

Open Plan Lounge/Kitchen/Dining Area

6.91m (22'8) x 4.93m (16'2) (minimum)



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Lounge Area

With front and side aspect double glazed windows, side aspect double glazed doors with fitted blinds. A step leads to the Kitchen/Dining area.

Dining Area

Side aspect double glazed window, 2 front aspect double glazed sky lights, panelled radiator, vinyl flooring.



Kitchen Area

With front aspect double glazed window, rear aspect skylight. Range of units comprising ceramic sink unit with work surfaces, base units under with matching wall unit, oil fired AGA, space for table, panelled radiator, smoke alarm, pantry, front aspect double glazed window, rear aspect sky light and vinyl flooring.



Utility Room

2.67m (8'9) x 2.03m (6'8)

With oil fired central heating boiler, stainless sink drainer unit, plumbing and space for washing machine, wall and base mounted units, vinyl flooring and door to the rear garden.

Shower Room

With shower cubicle with thermostatically controlled shower, shower boarding surround, low flush wc, pedestal mounted wash hand basin, shaver point, radiator and rear aspect double glazed window.



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Bedroom 3

4.93m (16'2) x 3.35m (11')

With front aspect double glazed window, panelled radiator, coved ceiling, built in wardrobes and cupboards.



Stairs from the entrance hall lead to the;

FIRST FLOOR:

Half Landing

With rear double glazed window. Stairs leading to the;

First Floor Landing

With front aspect double glazed window, panelled radiator, doors to bedrooms and bathroom.

Bedroom 1

4.93m (16'2) x 3.96m (13') (excluding the wardrobes)

With front and rear aspect double glazed windows, two built in wardrobes and panelled radiator.



Bedroom 2/Sitting Room

4.93m (16'2) x 3.35m (11')

With front and rear aspect double glazed windows, open fire with brick surround, coved ceiling and 2 panelled radiators.

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Bathroom

With rear aspect double glazed window, access hatch to loft space, suite comprising panel enclosed bath with mixer tap and shower attachment, glass shower screen, vanity wash hand basin, low flush wc, panelled radiator and airing cupboard.



OUTSIDE:

To the front of the property there is a driveway towards the property. To the right hand side of the driveway are steps leading to a level area where there is a useful metal storage shed with step lead to a further garden where there is a lawned section leading to a wooded area. At the end of the drive is a lawned garden leading to the patio area which gives access to the open plan lounge/ktichen/dining room. To the front of the property there is a lawned garden with shrub borders and path leading to the front door. To the left hand side of the property is further lawned gardens with shrub borders, raised patio area with views across the countryside. The garden is then terraced with further lawned areas leading to a wooded area which continues along the rear of the property.



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COUNCIL TAX BAND F

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Standard available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is via septic tank and the property has oil central heating. 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.

VIEWING

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

DIRECTIONAL NOTE

Proceed out of Hereford along the Ross Road and at the top of the Callow turn right signposted Wormelow onto the A466. Follow the road for 6.7 miles and turn right onto the B4521. Continue through the village of Broad Oak, continue along this road for 2.7 miles and turn right onto a narrow country lane that signposts 'not suitable for heavy vehicles'. If you reach Skenfrith, you have gone too far. The property on the right hand side after approximately 0.8 miles.

FOR FURTHER INFORMATION

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

25th July 2024

ID38122

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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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 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.

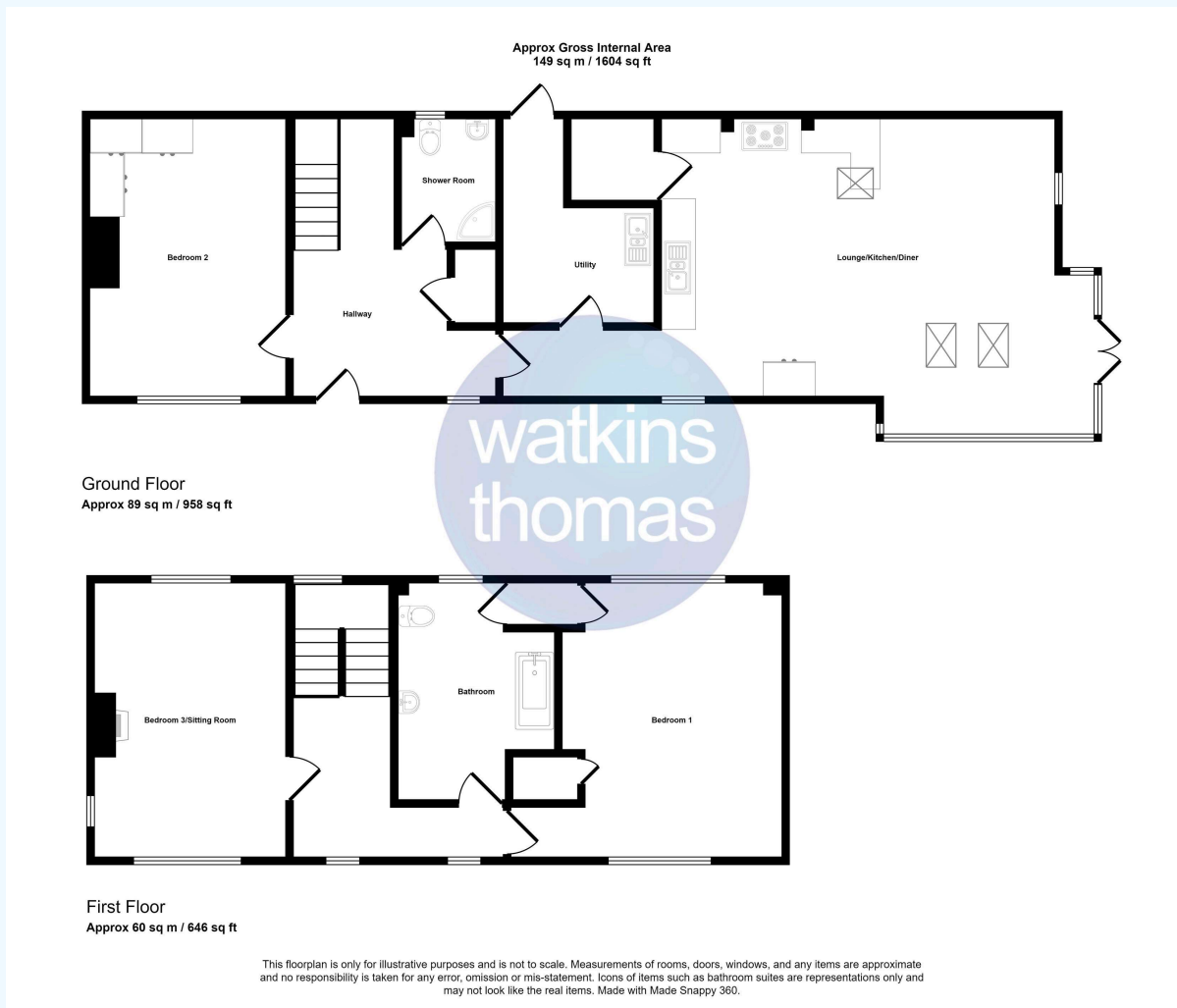
For properties in England and Wales:

- 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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