



## PRIMROSE COTTAGE - PLOT 2 EATON BISHOP

HEREFORD HR2 9QW

£585,000  
FREEHOLD

Newly constructed detached property pleasantly located on a small development of just three properties, in the popular village of Eaton Bishop which lies close to the historic Golden Valley and the River Wye just six miles south-west of the Cathedral City of Hereford.

Within Eaton Bishop there is a village hall, a Church and lovely walks on Honeybourne Common and the banks of the River Wye.



## PRIMROSE COTTAGE - PLOT 2

- Newly constructed detached house
- Lovely village location
- 3 bedrooms (1 en-suite)
- Dressing room and bathroom
- Cottage-style design
- Highly energy efficient
- Garage and good-sized gardens
- Viewing highly recommended



### Canopy Porch

With door to

### Entrance Porch

with downstairs cloakroom, WC, wash hand basin and window to rear.

### Lounge

with open fireplace and patio doors to the

### Dining Room/Study

with window to front

### Kitchen

with fitted base and wall units and integrated appliances (tbc), door to rear cupboard and sitting area.

### Garage

with light and power and door to

### Utility Room

With window and door

### A staircase leads from the Entrance Hall to

### First Floor Landing

With roof space

### Bedroom 1

with window to front & side

### Bedroom 2

with built-in wardrobe and window to rear

### Bathroom

comprising bath, wash hand basin, WC and separate tiled shower cubicle.

### Bedroom 3

with window to front and door leading to

### Bedroom 4/Dressing Room

with en-suite shower, windows to front and rear.

### Outside

There is a good-sized garden area with driveway and ample parking and backs onto traditional orcharding.

### Agents Note

1. The property is Architect Certified.
2. Please note the internal photos are of a similar property type.

### Directions

from Hereford proceed towards Abergavenny on the A465, just past Belmont Abbey turn right towards Clehonger. Continue into Clehonger on the B4349 and then take the B4352 towards Madley, turn right towards Eaton Bishop continue through Honeybourne Common for about half a mile where the property will be located on the righthand side.

### Services

Mains water and electricity, private drainage system, air-sourced heating.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

|                 |                   |
|-----------------|-------------------|
| Monday - Friday | 9.00 am - 5.30 pm |
| Saturday        | 9.00 am - 1.00 pm |

### **Money Laundering**

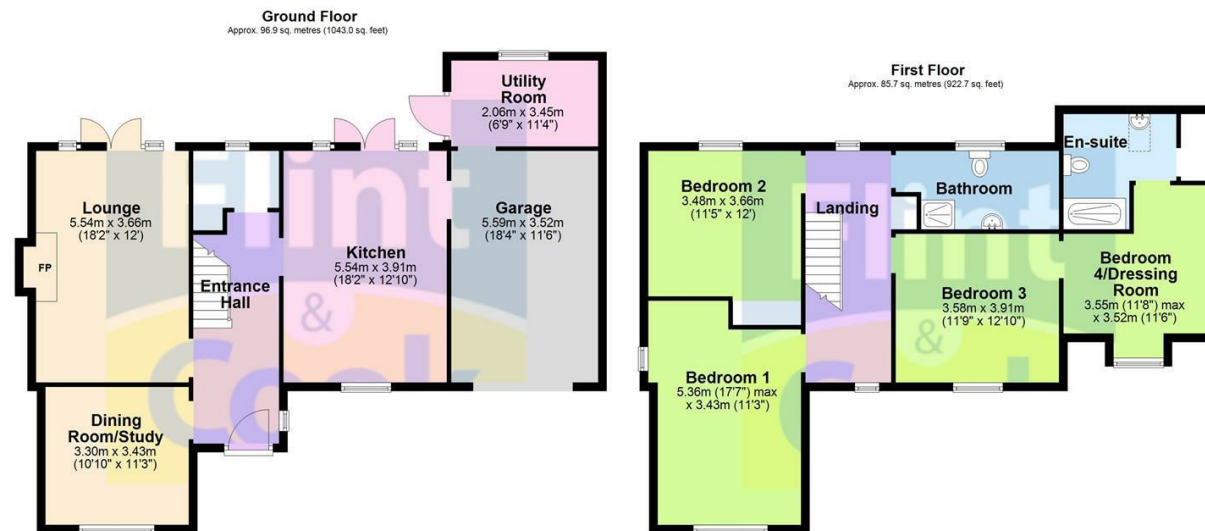
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Tenure & Possession**

Freehold - vacant possession on completion.

## **PRIMROSE COTTAGE - PLOT 2**





Total area: approx. 182.6 sq. metres (1965.7 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating:** Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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