





# 2 LLANFAIR VILLAS HAMPTON BISHOP, HEREFORD HR1 4LF

£350,000 FREEHOLD

This attractive semi-detached property is conveniently located on the outskirts of the highly sought after village of Hampton Bishop, with lovely views over adjoining farmland, and just 3 miles from the cathedral city of Hereford.

Within Hampton Bishop there is a public house, bus service, church, village hall and the historic river Wye runs through the village. In nearby Mordiford there is a primary school and in Fownhope is a doctor's surgery, shop/post office and exclusive health club (Wye Leisure).

Constructed in the 1930s, the property has gas central heating, double glazing and provides ideal family accommodation with ample parking, double garage and large gardens.



# 2 LLANFAIR VILLAS

Semi detached house • Lovely rural
 location • 3 bedrooms • Gas central heating &
 double glazing • Very large gardens • Double
 garage





#### **Entrance Porch**

With door through to the

#### **Entrance Hall**

With radiator staircase leading up to the first floor and and door to the

# **Sitting Room**

With storage cupboard and shelving, radiator, bay wind ow to the front aspect.

# **Dining Room**

With fireplace with wooden surround and tiled inset, radiator, storage cupboard with shelving.

#### Kitchen

Fitted with a range of base and wall units, walk in pantry, quarry tiled floor, radiator, window to the side, gas central heating boiler

# **Utility Room**

With space and plumbing for a washing machine, store cupboard and access to the lean to garden room.

#### W C

With window

# First Floor Landing

With window and access hatch to the roof space

#### Bedroom 1

With feature fireplace, radiator, bay window to the front with lovely views.

#### Bedroom 2

With feature fireplace, radiator, window to the rear over farmland looking towards Shucknall Hill

#### Bedroom 3

With radiator and window to the front.

#### Bathroom

With a white suite comprising bath, wash hand basin, WC, cupboard housing the hot water cylinder with central heating programmer, window to the rear.

#### Outside

The property is approached via a wide, splayed entrance drive with double gates leading to a parking area, adjacent is a

#### **DOUBLE GARAGE**

With up and over doors, light, power, 2 windows, eaves storage and a door to the rear.

The garden to the front is stocked with a variety of ornamental shrubs. To the side there is a large lawn enclosed by hedging also well stocked with shrubs and trees. To the immediate rear is a paved patio area leading onto the vegetable garden with greenhouse and workshop.

#### **Property Services**

Mains water, electricity and gas are connected. Gasfired central heating. Private drainage. There is a former well water supply.

## Outgoings

Council tax band 'D' - £2,435 for 2025/2026 Water and drainage rates are payable.

## What3Words

///producers.action.affords

#### **Directions**

From Hereford proceed towards Ledbury on the A438 and then turn right onto the B4224 towards Fownhope (Eign Road). Continue into Hampton Bishop and the property is located on the left hand side on the far side of the village just after the left tun into Church Lane.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

**Opening Hours** 

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

# **Money Laundering Regulations**

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

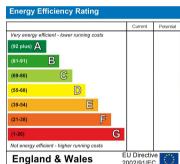
# **2 LLANFAIR VILLAS**











# **EPC Rating:** Council Tax Band: D

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

Flint and Cook Hereford Sales 22 Broad Street Hereford Herefordshire HR4 9AP 01432 355455 hereford@flintandcook.co.uk flintandcook.co.uk

