1 COURT VIEW

ALLENSMORE, HEREFORD HR2 9AE

£275,000

FREEHOLD

Situated south-west of Hereford City in the village of Allensmore, a charming two bedroom semi detached cottage offering ideal accommodation for first time buyers or for those looking to downsize. With two double bedrooms & full bathroom to the first floor, a spacious lounge, kitchen/dining room and conservatory to the ground floor. To the outside, a single garage, a good sized garden, ample parking and fantastic countryside views. A viewing is highly recommended.

Flint & Cook

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• Semi detached cottage • Two double bedrooms • Must be viewed! • Garage, parking and good sized garden • Fantastic countryside views • Oil central heating & part triple glazed

Full Description

Situated south-west of Hereford City in the village of Allensmore, a charming two bedroom semi detached cottage offering ideal accommodation for first time buyers or for those looking to downsize. With two double bedrooms & full bathroom to the first floor, a spacious lounge, kitchen/dining room and conservatory to the ground floor. To the outside, a single garage, a good sized garden, ample parking and fantastic countryside views. A viewing is highly recommended.

Ground floor

Canopy porch with entrance door into

Entrance hall

With fitted carpet, fitted wall light, window to the side aspect and opening into the

Living room

With fitted carpet, two radiators, four wall lights, triple glazed window to the front aspect, door with carpeted stairs leading to the first floor, feature wood burning stove with brick surround and tiled hearth, an opening then leads into the

Kitchen/dining room

Fitted with matching wall and base units, ample work surface space over, 1 1/2 bowl sink and drainer unit, four ring gas hob (lpg), integrated oven and microwave, oil fired aga, integrated larder fridge & freezer, integrated dishwasher and washing machine, tiled splash backs, double glazed window, ample space for dining, wall mounted fuse box, useful pantry cupboard and door leading into the

Conservatory

With tiled floor, radiator, wall light, power points, double glazed windows, floor mounted oil central heating boiler and door out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, smoke alarm and doors to

Bedroom 1

A spacious main bedroom with fantastic countryside views to the rear with fitted carpet, recess spotlights, radiator, double glazed window, built in wardrobes and loft hatch.

Bedroom 2

With fitted carpet, recess spotlights, radiator, triple glazed window to the front aspect and built in storage cupboard.

Bathroom

A full suite comprising panelled bath with part tiled surround, double width walk in shower with glass sliding door, tiled surround and mains fitment shower head over, low flush w/c, pedestal wash hand basin, heated towel rail, tiled floor, recessed spotlights, double glazed window and inbuilt airing cupboard.

Outside

To the rear there is a fantastic patio area perfect for entertaining and a glorious suntrap with views towards

open countryside. Steps and a paved pathway provide access to the remainder of the garden which is laid to lawn and stocked with an array of ornamental plants and shrubs with numerous vegetable beds, a greenhouse, wooden storage sheds and enclosed by hedging and fencing. There is a paved path to the rear of the property where you will find an outside tap, wood store and the lpg gas bottles for the hob. There is access to the rear of the garage and gate to the front. The garage has an up and over door to the front, light and power, a mezzanine storage area and personal door to the rear. Oil tank. To the front a concrete driveway with carport providing off road parking with further parking available to the front.

Services

Mains water, electricity and drainage are connected. Oil-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band C - £2121.13 for 2025/2026Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.Opening HoursMonday - Friday 9.00 am - 5.30 pmSaturday 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.

Viewing Arrangements

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Money Laundering

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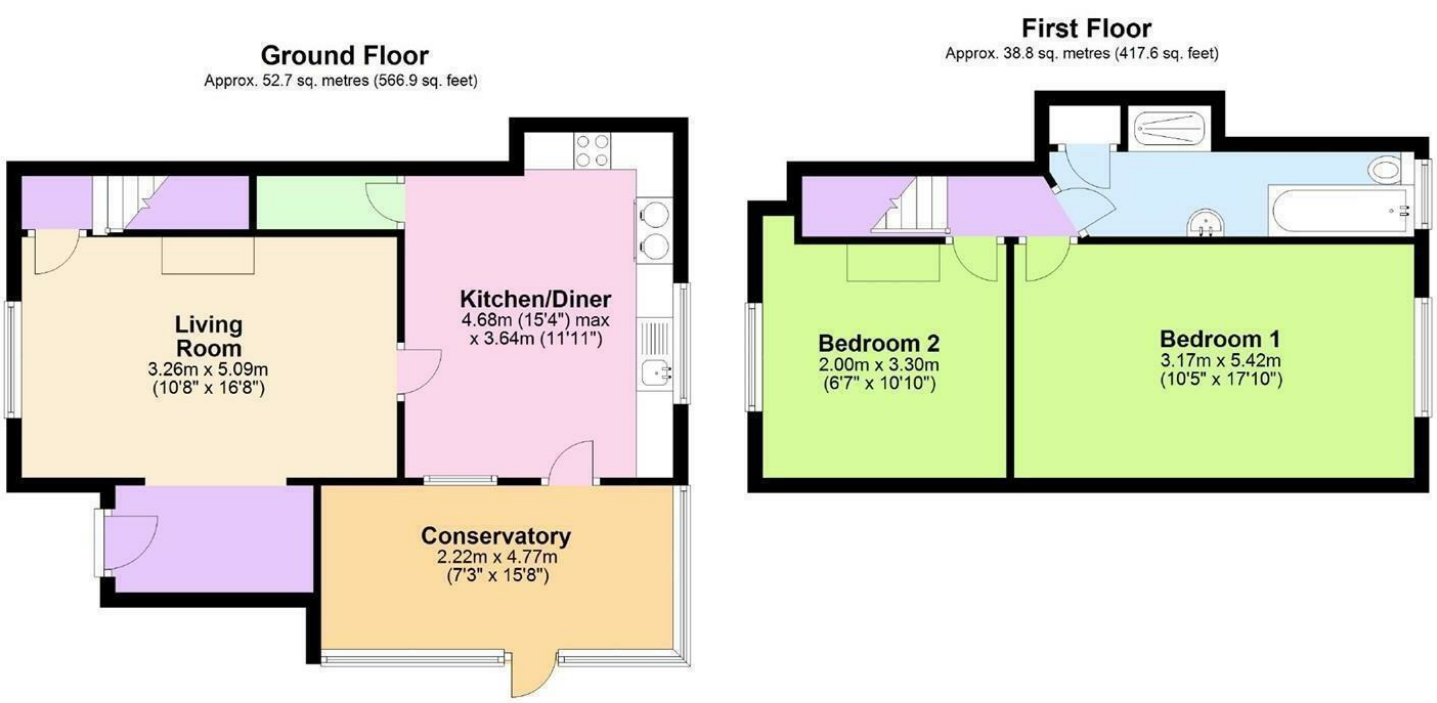
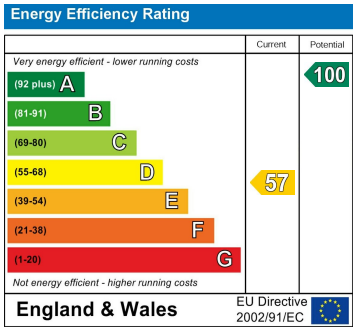


Total area: approx. 91.5 sq. metres (984.5 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.



EPC Rating: D Council Tax Band: C

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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