



## 2 THE CLUSTERS

KINGS CAPLE, HEREFORD HR1 4UD

£240,000  
FREEHOLD

This attractive terraced cottage occupies a pleasant, slightly elevated, rural location within the Parish of Kings Caple near to the River Wye and well placed for access to the Market Town of Ross-on-Wye (5 miles) with the M50 motorway link (junction 3) and the Cathedral City of Hereford (10 miles).

Within Kings Caple village there is a primary school and church and in nearby Hoarwithy there is also a public house and the River Wye which provides some excellent recreational opportunities.

The cottage has replacement double glazing and solid fuel central heating and would benefit from updating, with scope for extension (subject to necessary planning consents) and has a rear courtyard, a large stone outbuilding and good size gardens, which adjoin farmland together with ample off-road parking. The property is being sold with the added benefit of no onward chain and the whole is more particularly described as follows;





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- Must be viewed!
- Popular rural location
- No onward chain!
- Terraced period cottage
- Two double bedrooms
- Garden, outbuildings & parking



### Full Description

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### Ground floor

Entrance Porch With tiled floor and door to the Entrance Hall.

### Rear lean-to/utility area

With water supply and door to the rear courtyard.

### Kitchen

There is a solid fuel Rayburn (which would provide central heating and hot water), double cupboard with sink unit, ample space for further cupboards, space for a freestanding fridge/freezer and doors to

### Dining room

Feature range-style fireplace, radiator, window to front, door with stairs leading to the first floor with useful understairs store cupboard.

### Sitting room

With a raised fireplace with wood-burning stove and wooden mantel, radiator, window to front.

### First floor landing

With window to the rear and doors into

### Bedroom 1

With exposed wooden floorboards, ceiling light point, radiator and double glazed window to the front aspect with fantastic countryside views.

### Bedroom 2

With exposed wooden floorboards, double glazed window to the front aspect with countryside views, feature fireplace, ceiling light point.

### Bathroom

With a low flush WC, wash hand-basin, fitted bath, plumbing for washing machine, window, roof light and cupboard housing hot water cylinder.

### Outside

To the front of the property there is a small raised garden area with pedestrian access to the village road and there is then a large, long and narrow garden area to the rear which is lawned and enclosed by hedging with numerous ornamental/fruit trees and beyond the garden there is vehicle access to a parking area with

store shed. There is an enclosed rear courtyard with a useful stone built outbuilding with light and power and with potential for conversion into an office/studio etc, with an adjoining passageway to the garden.

### Directions

There are numerous ways of accessing the property from Hereford but the easiest route is to leave Hereford initially south on the A49 towards Ross-on-Wye and then, just before the Broadleys public house, turn left onto the Holme Lacy Road. At the mini-roundabout turn right into Hoarwithy Road. Continue through Little Dewchurch into Hoarwithy and turn left, as signposted Kings Caple, proceed over the river bridge and then take the 1st turning right as signposted Kings Caple and the property is located immediately on the left-hand side, as indicated by the Agent's FOR SALE board.

### Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Solid fuel central heating. Outgoings Council tax band 'B' - payable 2025/26 £1,905 Water - rates are payable. Tenure & possession Freehold - vacant possession on completion. Viewings - 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.

### Money Laundering

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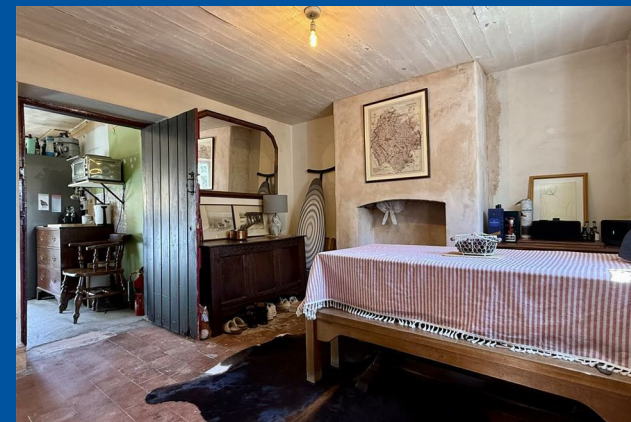
### Viewing Arrangements

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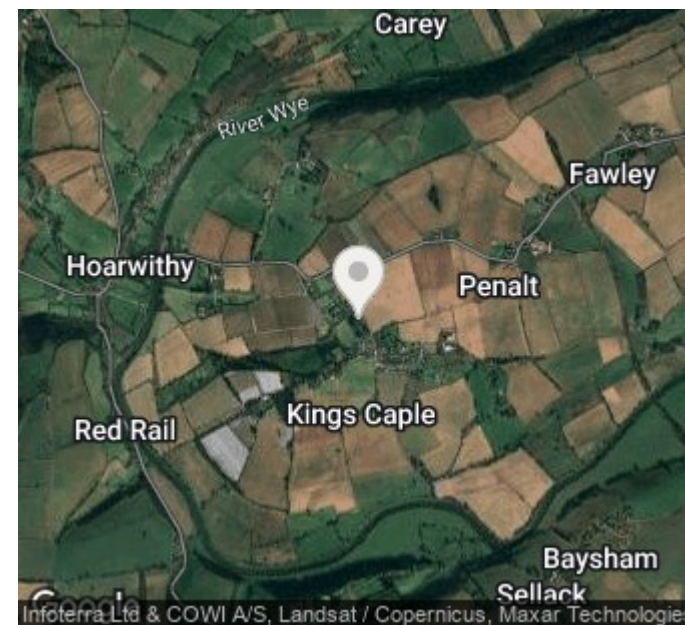


Total area: approx. 71.3 sq. metres (767.0 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**2 The Clusters, Kings Cuple, Hereford**

**EPC Rating: F    Council Tax Band: B**



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>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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