



Flat 2, Riverdale House, Abbeydore, Hereford, HR2 0AJ



Sunderlands
Residential Rural Commercial

Flat 2
Riverdale House
Abbeydore
Hereford
HR2 0AJ

Summary of features

- No onward chain.
- Rural location
- Two bed Ground Floor Apartment.
- Ideal first-time buyer/property investment.
- Beautifully presented throughout.

Asking price £189,950

Description

A fantastic opportunity to purchase a unique, Ground Floor apartment set in a rural location south of Hereford. This charming and characterful property has been tastefully modernised while still capturing the features of the original workhouse for Door Abbey. With the countryside on your doorstep and the popular village of Ewyas Harold a stones throw away, this is a property not to miss out on.

Situation

Riverdale House forms part of a small complex consisting of private houses and apartments. Although the address suggests Abbeydore, the property can be found in the small rural hamlet of Bacton which is a few miles from Abbeydore, some 11 miles southwest of Hereford. The popular village of Ewyas Harold is approximately four miles away and includes amenities such as, two butchers, Church, shop, village hall, primary school and Doctor surgery. Hay on Wye, Abergavenny and Ross on Wye are all within easy reach and are lovely places to explore.

Accommodation

The accommodation comprises; Kitchen, Living Room, two bedrooms, family Bathroom, Utility and rear porch.

Kitchen

With matching wall and base units, sink drainer unit, breakfast bar and space for free standing oven and fridge/freezer. Due to the large windows in this room, there is an abundance of natural light flooding into the property.

Living Room

A generous sized room providing space for large furniture. Two windows either side of the feature wood burner.

Bedroom One

A brilliant double bedroom, neutrally decorated and has two windows overlooking the rear garden.

Bedroom Two

Again, is a double bedroom and has two windows overlooking the rear garden.

Bathroom

A modern bathroom fitted with a three-piece suite to include bath with shower over, toilet and wash hand basin.

Utility

A useful utility area which houses the boiler and has space for additional white goods.





Outside:

To the rear of the property there is a pathed patio area which is great for entertaining. The remaining garden has been designed to be low maintenance and is surrounded by fencing and hedging. A path leads to the communal parking area. There is also a single garage located just off the driveway.

Services:

Mains, water and electric are connected to the property. Oil fired central heating.

Private draining, contribution for emptying communal septic tank - £42 annually.

Herefordshire Council Tax Band B.

Tenure:

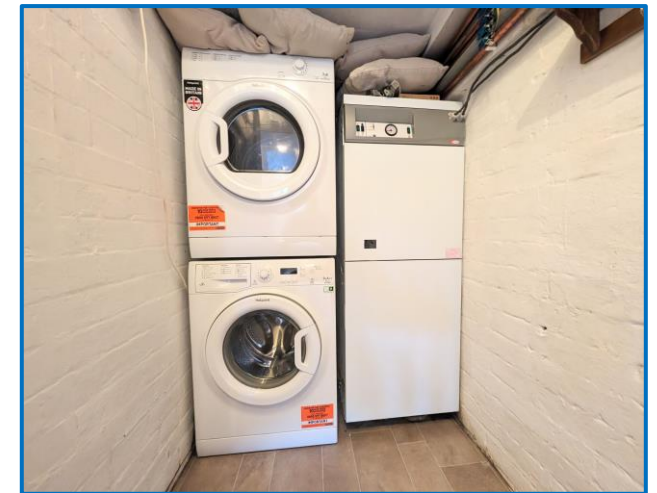
Leasehold.

Lease term remaining - 92 years.

Ground rent - £100 annually.

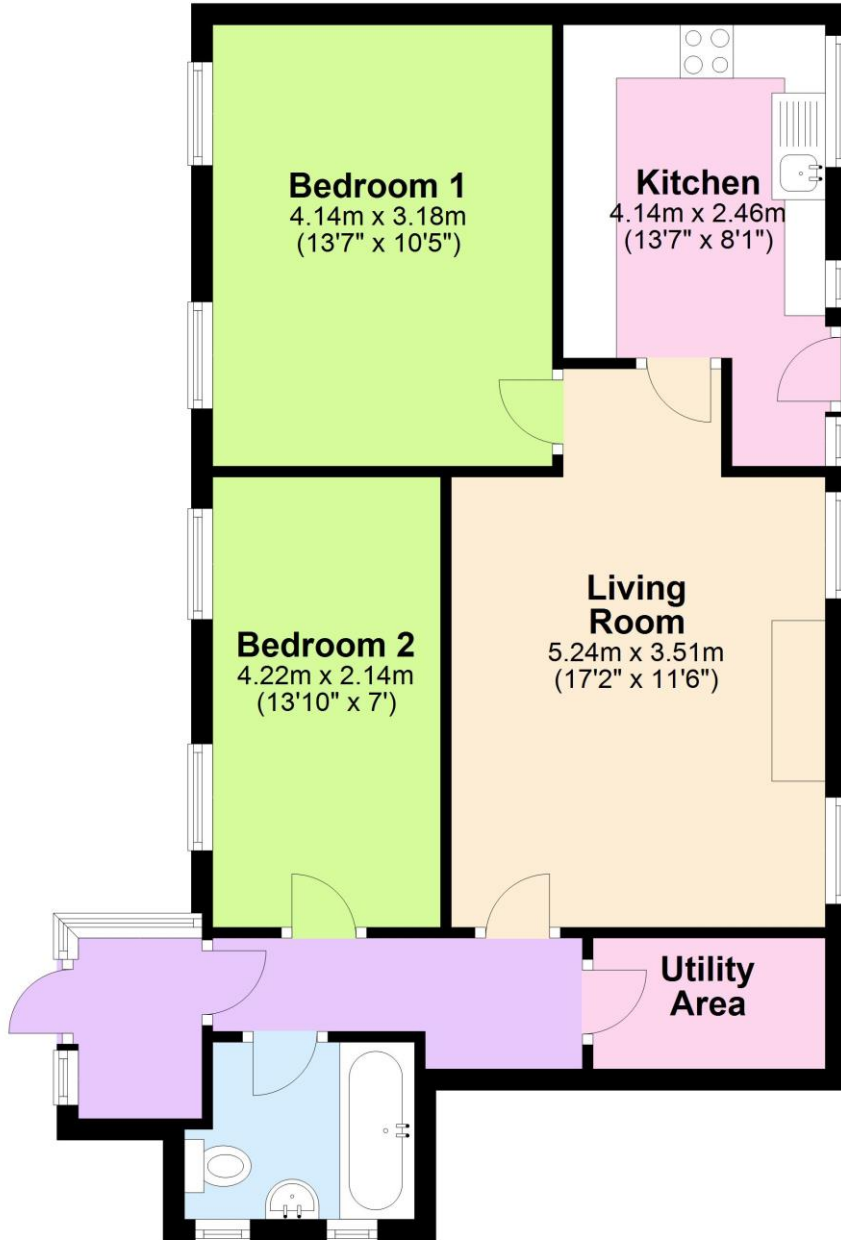
Directions:

Leave Hereford on Belmont Road turning right for Clehonger and then left for Kingstone. Proceed past Kingstone School and at the junction turn right on to the B4348. Proceed, passing a turning for Kerrys Gate (also access from this direction). At The Croft turn left for Bacton and Abbeydore onto the B4347. Proceed passing Gwatkin Cider on your right. Can be found shortly after on the left-hand side.



Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



Total area: approx. 61.3 sq. metres (659.3 sq. feet)

Sunderlands

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		