



Fairfields, Grafton, Hereford, HR2 8ED



**Fairfield  
Grafton  
Hereford  
HR2 8ED**

Summary of features

- Detached 3 bedroom house
- 2 Receptions, Kitchen
- Oil c/heating & D/glazing
- 1.2 acre paddock & gardens
- No on going chain

**Asking price: £350,000**

**Description**

A detached brick-built house set between Hereford and Ross on Wye in this accessible area of south Herefordshire. The property has double glazing and oil fired central heating but would benefit from some updating and briefly comprises Reception Hall, two Reception rooms, Kitchen, Cloakroom and to the First Floor, three Bedrooms and Bathroom. A particular feature of this property are its good sized gardens and paddock extending to about 1.2 acres with separate road access. The property would be of particular interest to buyers looking for a smaller home with land with equestrian interests. No ongoing chain.

**Situation**

The property is set about a mile from the outskirts of Hereford city just off the A49 between Hereford and Ross on Wye. Main facilities would be in Hereford city.

Accommodation in more detail as follows:

**Accommodation**

Double glazed front door leads to

**Enclosed Porch**

With door through to –

**Reception Hall**

Stairs up to First Floor and radiator.

**Living Room**

With open grate tiled fireplace with timber lintel over. Double glazed bay window to front and radiator.

**Dining Room**

With radiator, double glazed window to rear.

**Kitchen**

Range of base and eye level units, work surface area with a stainless-steel sink and drainer sink unit. Cooker space, double glazed window to front and rear, radiator and understairs storage cupboard.

**Rear Porch**

Door to outside and to –

**Cloakroom**

With WC low flush suite, wash hand basin.

Stairs lead from the Reception Hall to First Floor

**First Floor**

**Landing**

Radiator, double glazed window with views over the road to farmland.

**Bedroom One**

Having double glazed window with views over the road to farmland, two fitted wardrobes and radiator.

**Bedroom Two**

With two double fitted wardrobes, radiator and double glazed window.

**Bedroom Three**

Having double glazed window and radiator.

**Bathroom**

Comprising bath, with Mira shower over, WC low flush suite, wash hand basin, radiator and double glazed window.





### Outside:

Five bar gate opens to a wide parking/turning area and in turn leads to the **garage** with up and over door and pedestrian glazed sliding door to the rear.

The remainder of the garden area is laid to lawn with access to either side to the rear.

The rear garden area is mainly paved with a small area of lawn and a gate to access the paddock. The paddock area is of good size extending to about 1.2 acres being enclosed with fencing and hedging with vehicle gate to the road.

### Services:

Mains, water and electricity are connected to the property. Private drainage. Oil fired central heating.

### Tenure:

Freehold.

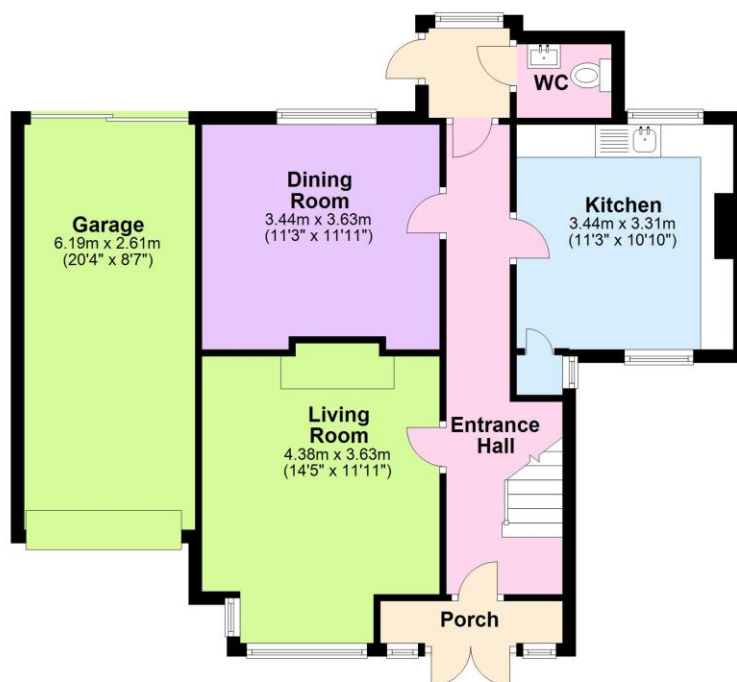
### Directions:

Leave Hereford south on the A49 and at the first roundabout which joins the bypass proceed straight over remaining on the A49 and continue for about half a mile. The property will be seen just before reaching the car garages on the right.





## Ground Floor



## First Floor



Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

## Sunderlands

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