



Yew Tree Cottage, Mordiford, Hereford HR1 4LN

**Yew Tree Cottage
Mordiford
Hereford
HR1 4LN**

Summary of features

- Sought after village location
- End terrace cottage
- Three bedrooms
- No onward chain
- Private rear garden
- Two reception rooms

Asking price £225,000

Description

Welcome to this charming end terrace cottage located in the sought-after village of Mordiford, Hereford. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The private rear garden is a hidden gem, offering a tranquil outdoor space where you can unwind after a long day or enjoy a morning coffee in the fresh air. Imagine hosting summer barbecues or creating your own little oasis right at home. Located in a picturesque village, this property provides a peaceful retreat from the hustle and bustle of city life. With no onward chain, you can make this house your home without any delays or complications.

Situation

This beautiful house occupies a prominent position adjacent to Mordiford church. The village itself lies to the south and east of the Cathedral City of Hereford (approximately 4 miles) and has a very highly regarded primary school, plus the Moon public house. Further amenities are available at the nearby village of Fownhope (2 miles) and of course at Hereford itself which offers an extensive range of shopping and leisure facilities, as well as road and rail links to other parts of the country and, of course, the Cathedral itself, which hosts the world renowned Three Choirs Festival.

Accommodation

The accommodation comprises:

Entrance/Dining room

A versatile room with access to all principal ground floor floors, an open fireplace, window to the front and stairs rising to the first floor.

Living Room

Window to the front, an open fireplace and space for large furniture.

Kitchen/Breakfast room

With matching wall and base units, window to the front aspect, sink drainer unit, space for free standing oven, original bread oven set in the corner of the room and space for breakfast table and chairs.

Bathroom

Toward the rear of the property and fitted with a three piece suit to include, bath with shower over, WC and wash hand basin. A useful storage cupboard housing the boiler can also be located here.

Utility Area

Providing access to the rear garden and can be used in various ways.

First Floor:

Landing

With storage cupboard above the stairs and provides access to all bedrooms.

Bedroom One

Double bedroom with original fireplace in the centre of the room, window to the front aspect.

Bedroom Two

Another double bedroom with window to the front aspect.

Bedroom Three

A small double bedroom with window to the front aspect.







Outside:

Steps rise to the patio area where you can enjoy entertaining guest, beyond here the remaining rear garden is laid to lawn enclosed by brick wall and fencing. Access to the rear can be found to the side of the property, the front garden is laid to lawn and additionally there's an area for raised beds.

Services:

All mains services are connected to the property.
Herefordshire council tax band – D

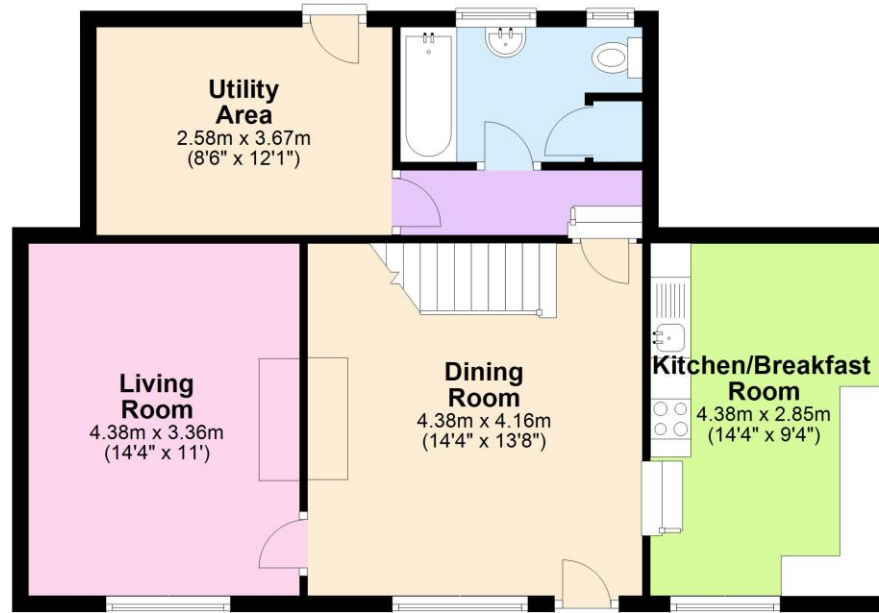
Tenure:

Freehold.

Directions:

Leave Hereford heading East on Hampton Park Road B4224. Go over the river bridge and into Mordiford, and the property can be found shortly after on the left hand side.

Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

First Floor



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