



Marsh Cottage The Marsh, Wellington, Hereford, HR4 8DU



Sunderlands
Residential Rural Commercial



**Marsh Cottage
The Marsh
Wellington
HR4 8DU**

Summary of Features

- Beautifully presented semi-detached two bedroom home
- Recently renovated and remodeled
- Positioned at the end of a country lane
- New gas c/heating & D/glazing
- Well placed for both Hereford and Leominster.

Asking Price £279,995

A semi-detached period cottage which has been significantly renovated and remodeled to form this delightful home. The property is beautifully presented and retains much of its original character with the modern improvements including a new gas central heating double glazed windows (except one) and doors, along with, lovely replacement kitchen, bathroom suite and fitted carpets. For those buyers wanting a modest size property, in the country, an internal inspection is recommended.

Accommodation briefly comprises two Reception rooms, Kitchen, Utility and to the First Floor, a Study/ Landing, two double bedrooms and Bathroom. A shared drive leads to a wide parking area for 3 cars with small garden area including a rear courtyard area.

Situation

The property is set at the end of a lane in Wellington Marsh, just outside the main village of Wellington. The area is well place for access to the town of Leominster as well as the city of Hereford. Main facilities being available at either centre. Nearby the main village has a shop, church, garden centre and village school. There are also many enjoyable walks straight from the door.

Accommodation in more detail as follows:

Canopy Porch

With double glazed door and double glazed windows lead to -

Dining Hall

With matwell, exposed beams, radiator, stairs to First Floor, understairs cupboard, ceiling downlighters, door to Kitchen and door through to sitting room

Sitting Room

Again, a room of character with exposed beams, radiator, ceiling downlighters, double glazed window and double glazed patio doors to outside.

Kitchen

Brand new fitted Kitchen units, with work surface area, inset stainless steel sink, fitted dishwasher, fitted fridge freezer, oven with electric hob and extractor over, radiator, double glazed door and double glazed Velux windows, spot lighting and wall lighting.

Utility

With W/C low flush suite, fitted cupboards with worktops and bowl sink, wall mounted new Worcester gas central heating boiler, radiator and fitted washing machine.

Stairs lead from the Dining Hall to the First Floor.

Landing/Study Area

Having double glazed window, radiator, exposed beams and loft access.

Bedroom One

Having exposed beams, radiator, double glazed window and double glazed Velux.

Bedroom Two

Having window (single glazed), double glazed Velux, radiator and exposed beam.

Bathroom

Comprising a brand new suite, bath with shower over, WC low flush suite, shelf with bowl sink and cupboard under, radiator and double glazed window.

Outside

A shared gravel driveway leads to a wide parking area for at least three cars. There is an area of lawn to the side with a gravel path leading around to a private courtyard area to the rear.





Services

Mains, electricity, water and gas. Private drainage.

Agent's Note

The property has a flying freehold where the second bedroom extends over next door.


Tenure

Freehold.

Directions

Leave Hereford north on the A49 as if going towards Leominster. After approximately four miles, passing the turn for Moreton On Lugg and before the main Wellington village turn, take the left lane to Wellington Marsh. Proceed to the end of the lane and just after the turning for a small close, the drive to Marsh Cottage will be seen on the left hand side as denoted by the Agents 'For Sale' sign.

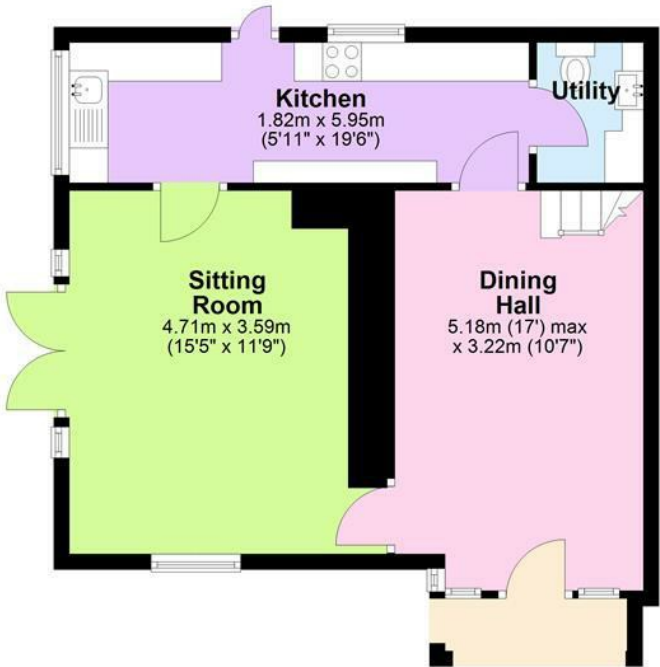


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor



First Floor



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.