



46 Old Eign Hill, Hereford, HR1 1UA



Sunderlands
Residential Rural Commercial



**46 Old Eign Hill
Hereford
HR1 1UA**

Summary of Features

- Detached cottage
- 3 bedrooms
- 2 reception rooms
- Popular residential area
- Rear vehicular access which has potential for parking
- No onward chain

**Offers In The Region Of
£295,000**

This charming detached cottage offers a delightful blend of comfort and convenience. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. The single bathroom is thoughtfully designed, ensuring functionality and ease for daily routines. One of the standout features of this property is its location. Residents will benefit from excellent local amenities, making everyday life both convenient and enjoyable. Whether you are seeking shops, schools, or recreational facilities, everything you need is just a stone's throw away. This detached cottage presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant community. With its characterful charm, practical layout and rear vehicular access, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful cottage your new home.

Location

Hampton Park is a highly sought-after residential area located just a mile from the heart of Hereford. It offers a wide range of excellent local amenities, including a convenience store, hair salon, reputable schools, and frequent bus services providing easy access to the city centre.

Accommodation

The accommodation comprises: Living room, dining room, kitchen, three bedrooms and bathroom.

Living room

The living room is a cosy space featuring a front-aspect window and entrance door that bring in natural light, making it perfect for relaxing or entertaining. A set of stairs rises from the room, providing access to the first floor.

Dining room

The dining room is accessible from both the living room and the kitchen, offering space for dining furniture. It could also serve as a second reception room or a cosy snug.

Kitchen

The kitchen is fitted with matching wall and base units for a unified appearance, and includes an oven, gas hob, and sink with drainer. There is also space for freestanding appliances as well as a breakfast table and chairs.

First floor

Bedroom one

Bedroom one is a double bedroom with a window to the front and space for freestanding furnishings

Bedroom two

Bedroom two is a generous size single bedroom, with front aspect window and space for freestanding furniture.

Bedroom three

A single bedroom with rear aspect window.

Bathroom

With low level WC, wash hand basin, panelled bath with shower attachment, tiling.

Outside

The rear garden is predominantly laid to lawn, providing a generous and easy-to-maintain outdoor space. It is enclosed by fencing and mature hedging, offering both privacy and a natural boundary. A selection of colourful trees and shrubs add seasonal interest, while side access connects directly to the front of the property, and rear vehicular access is available to the left-hand side. Overall, the garden offers a versatile blank canvas – ideal for those who wish to personalise the space, whether by adding further landscaping or creating seating areas.

Services

Mains services are connected to the property.

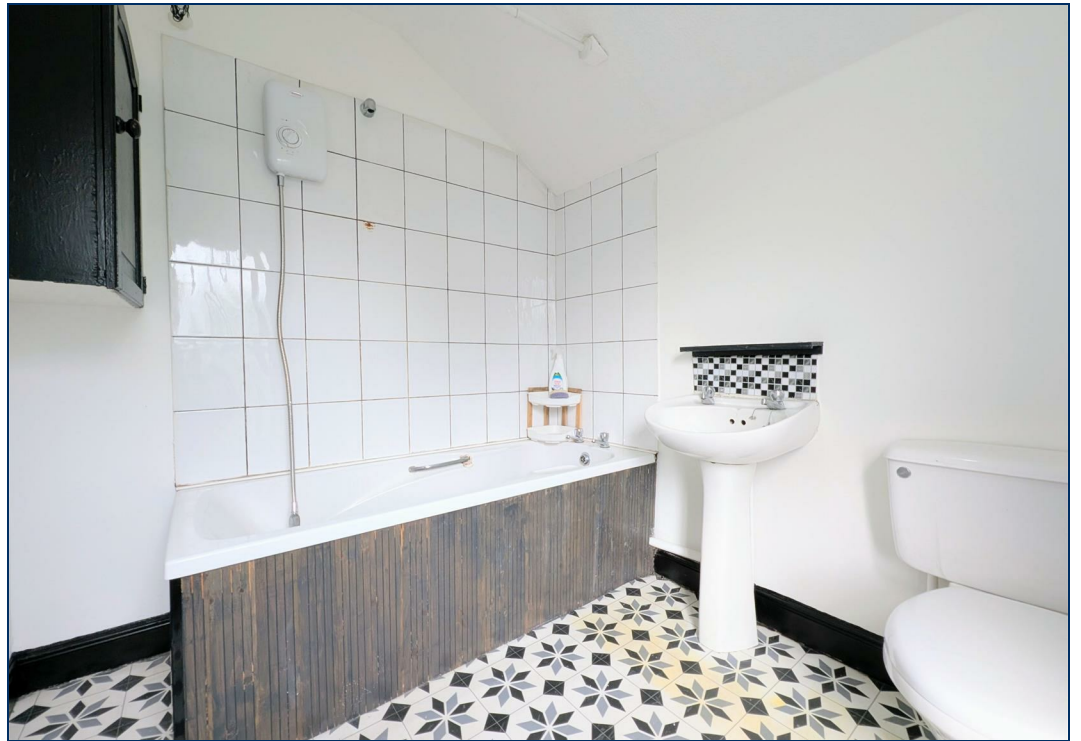
Herefordshire council tax band - C

Tenure - Freehold

Directions

Proceed east out of Hereford along Bath street and St Owen Street and then turn right onto Eign Road. Continue into Hampton Park Road turning left onto Vineyard Road. Take the second right onto Old Eign Hill, and the property can be found after 100m on the right hand side.







Ground Floor



First Floor



Total area: approx. 70.4 sq. metres (757.7 sq. feet)

Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.