

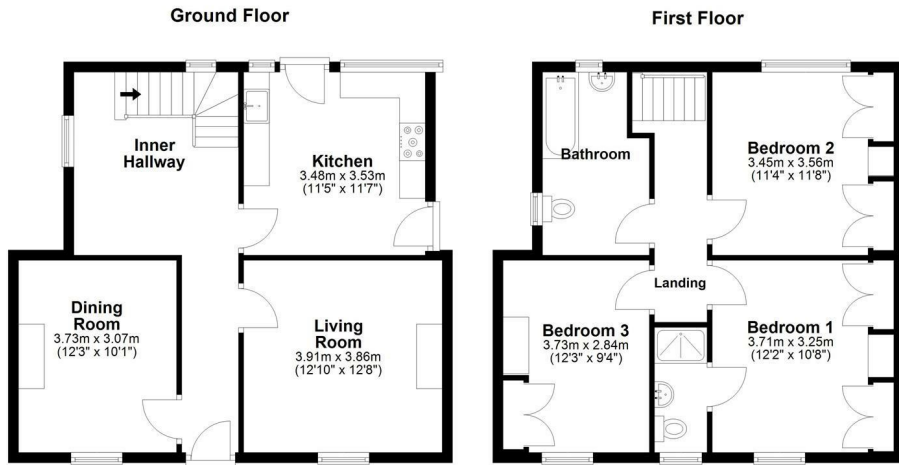


## YEW TREE HOUSE

Kingstone, Hereford, HR2 9EZ

£445,000





Total area: approx. 107.2 sq. metres (1153.4 sq. feet)  
 Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
 Plan produced using PlanUp.



A picturesque and delightful small village house nestled next to the church, on the edge of a popular and well serviced Herefordshire village.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	41
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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