



## 29 NOVER WOOD DRIVE FOWNHOPE, HEREFORD HR1 4PN

£350,000  
FREEHOLD

Situated in this sought after village location, a three bedroom detached property offering an ideal home for a first time buyer or family. The property which benefits from a single garage, driveway & garden also benefits from being sold with no onward chain. A viewing is highly recommended.





## 29 NOVER WOOD DRIVE

- Sought after village location • Three bedroom detached house • Ideal first time buyer/ family home • Single garage, driveway & garden • Sold with no onward chain • Must be viewed



### Ground Floor

With double glazed sliding doors leading into the

#### Entrance Porch

With sensor wall light, and paved step leading up to the front entrance door leading into to the

#### Entrance Hallway

With wood effect flooring, radiator, smoke alarm, ceiling light point, central heating thermostat, useful storage cupboard, carpeted stairs leading up and doors into

#### Living Room

With fitted carpet, two radiators, coving, ceiling light point, large double glazed window to the front aspect with views towards the church and countryside, a door then leads to the

#### Dining Room

With wood effect flooring, ceiling light point, radiator, double glazed window overlooking the rear garden and door leading into the

#### Kitchen

Fitted with matching wall and base units, ample work surface space over, freestanding electric cooker, stainless steel sink and drainer, under counter space for washing machine and fridge, radiator, oil central heating boiler, double glazed window to the rear garden, large pantry cupboard under the stairs, door leading back into the entrance hall and door to the

### Rear Porch

With tiled floor, ceiling light point, double glazed window and door out to the rear garden with doors leading into the toilet & single garage.

#### Toilet

With low flush w/c, double glazed window, ceiling light point and fitted wooden shelving.

### First Floor Landing

With fitted carpet, ceiling light point, loft hatch, double glazed window, airing cupboard housing the hot water cylinder with fitted shelving over, doors lead into

#### Bedroom One

With fitted carpet, radiator, fitted wardrobes, ceiling light fan and double glazed window to the rear aspect.

#### Bedroom Two

With fitted carpet, radiator, fitted wardrobes with sliding doors, ceiling light fan and large double glazed window to the front aspect with fantastic countryside views.

#### Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the front and useful wardrobe over the stairs.

### Shower Room

Comprising walk in shower with glass sliding doors, tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, radiator, double glazed window and ceiling light point.

### Outside

To the front the property is approached via a dropped curb leading to a good sized driveway providing off road parking for several vehicles. To the front there is also a large area of stone with an array of shrubbery. There is a good sized area of lawn which leads to the rear of the garden where there is a paved patio area with steps leading to a further area of lawn. There are two wooden sheds, a greenhouse, oil tank and useful outside tap. There is a concrete pathway leading around the whole perimeter of the property.

### Directions

From Hereford proceed initially towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope (Eign Road). Continue through Hampton Bishop and Mordiford into Fownhope and turn left, opposite Wye Leisure, into Court Orchard. Follow the road around into Nover Wood Drive and the property is located on the left hand side.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

Gas is connected to the garage of the property.

### Residential Lettings & Property Management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements


Strictly by appointment through the Agent (01432) 355455.

## 29 NOVER WOOD DRIVE





**EPC Rating:**      **Council Tax Band: D**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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