



## 3 CROSSWAYS

HOW CAPLE, HEREFORD HR1 4TE

£255,000  
FREEHOLD

This attractive semi-detached property is pleasantly located on a small development of just 8 properties within the village of How Caple. The original property was constructed in the 1950s and has replacement double glazing and oil fired central heating and would now benefit from some decorative updating. It provides ideal family accommodation with a large garden to the front and to the rear with views across open farmland.



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- Spacious semi-detached house
- Convenient village/rural location
- 3 Bedrooms
- Central heating, double glazing
- In need of some updating
- Large garden



### Location Information

How Caple is well placed for access to the market town of Ross-on-Wye brackets (3 miles) and the cathedral city of Hereford (11 miles). Within How Caple there is a church and further amenities are available in Fownhope (3 miles) where there is a shop/post office, public house, doctor's surgery, a village hall, sports playing field, butchers, an exclusive health and leisure club (Wye Leisure) and an even wider range of amenities in Ross-on-Wye including sports clubs, golf courses and access to the M50 motorway.

### Canopy Porch

With door through to the

### Entrance Hall

With radiator and an understairs store cupboard and staircase leading up.

### Lounge

With a wood burning stove, radiator, 2 windows and door to the dining area.

### Kitchen/Dining Room

Fitted with base and wall mounted units, wooden work surfaces, twin bowl sink unit, built in electric double oven, 4 ring hob, tiled floor, 2 radiators, 2 windows with a further window and patio doors to the rear, a walk in pantry which is partially tiled and with window, door to the

### Utility Room

Fitted units with work surfaces, sink, plumbing for a

washing machine, tiled floor, radiator, side entrance door and door to the

### Cloakroom

With a WC, radiator, extractor fan and window.

### First Floor Landing

With a hatch to the roof space, walk in storage cupboard with radiator, Velux window and doors to

### Bedroom 1

With a storage cupboard, radiator and window to the front.

### Bedroom 2

With a storage cupboard, radiator and window to the front.

### Bedroom 3

With radiator, window to the front, store cupboard, dressing/study area and a Velux window.

### Bathroom

With a tower shower cubicle with electric fitment, wash hand basin, WC, ladder style towel rail/ radiator, window and extractor fan. Through an archway there is an enamelled bath, radiator and Velux window.

### Outside

There is an integral boiler shed housing the Worcester boiler along with a separate integral storeroom containing the electric fuse board which is ideal for incorporating into the main house to provide a further room/study.

To the front is a very large lawned front garden with sufficient space for the construction of a garage (subject to access and planning requirements) plus a paved patio.

There is side access to the small rear garden where there is an excellent store shed and steps which lead to the garden which has a sundeck (unsafe) views to open farmland and the oil storage tank.

#### **Property Services**

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

#### **Outgoings - Bromyard**

Water and drainage rates are payable.

#### **Directions**

What2Words///dislodge.doted.tagging

From Hereford proceed initially towards Ledbury on the A438 and then turn right onto the B4224 towards Fownhope. Continue into How Caple and turn left just before the crossroads and the property is located at the end of the parking area on the left hand side.

#### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### **Money Laundering Regulations**

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

#### **Tenure & Possession**

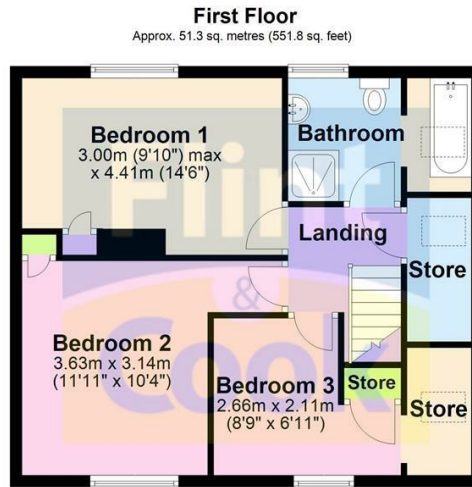
Freehold - vacant possession on completion.

#### **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.

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Total area: approx. 113.6 sq. metres (1223.1 sq. feet)

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

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>		60	68
(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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

