



## CEDAR FOLLY GRAFTON LANE

GRAFTON, HEREFORD HR2 8BL

£360,000  
FREEHOLD

Situated on the Southern outskirts of Hereford City, an opportunity to purchase a unique and individual detached home with attached annexe making it ideal for families or multi-generational living. The property which requires modernising and updating throughout has spacious and flexible accommodation throughout and benefits from four large double bedrooms to the first floor with bathroom, three/ four receptions to the ground floor and downstairs W/C with the addition of the Annexe. Outside the property benefits from twin garages, a good sized rear garden & ample parking. A viewing is highly recommended.





# CEDAR FOLLY GRAFTON LANE

- Southern outskirts of the City • Detached house with Annexe • Twin garages & garden • Requires modernising throughout • Ideal for multi-generational living • Sold with no onward chain!



## Ground floor

With entrance door leading into the

## Utility/Boot Room

With tiled floor, ceiling light point, double glazed windows to the front aspect, stainless steel sink and drainer with storage below, space for a tumble dryer, a door leads into the inner hallway and a step down continues into the remainder of the boot room with fitted workspace space with cupboards below and three wall mounted cupboards, wall mounted fuse box, inverter for the solar panels, storage cupboard and door leading into the annexe.

## Inner Hallway

With vinyl flooring, ceiling light point, radiator, heating thermostat, stairs leading up with useful under stair storage cupboard stair storage cupboard and doors to

## Downstairs W/C

With toilet, wash hand basin, ceiling light point, double glazed window and vinyl flooring.

## Kitchen/Dining Room

Fitted with base units with work surfaces over, double sink and drainer, oil fired aga (not tested or serviced), freestanding electric range master, radiator, dual aspect windows and ample space for dining.

## Lounge

With exposed concrete floor, two wall lights, radiator, feature brick fireplace surround with wooden mantle over and tiled hearth, double glazed windows and door out to the rear garden.

## Study

With concrete floor, ceiling light point, radiator and opening into

## Sun Room

With radiator, ceiling light, double glazed windows and sliding door out to the rear garden with lockable door leading into the

## Annexe

A self contained one bedroom ground floor annexe with fitted kitchen, bathroom & lounge. The Annexe has a separate entrance from the main house but could be easily reconnected to become one larger residential property. The main front door opens into an entrance area with door leading to a bedroom with access to the rear lobby area with two main doors to the house and then access out to the rear garden, the bedroom has fitted wardrobes and an electric heater. The entrance hall leads into the Kitchen which is fitted with base units, sink and drainer unit, freestanding cooker and provides access to the bathroom with three piece suite and the lounge with fitted wood burning stove.

## First Floor Landing

With exposed wooden floorboards, ceiling light point, radiator, loft hatch, small cupboard and doors to

## Bedroom One

With dual aspect double glazed windows, fitted wardrobes, ceiling light point and radiator.

## Bedroom Two

With exposed wooden floorboards, dual aspect double glazed windows, ceiling light point, radiator and fitted wardrobes.

## Bedroom Three

With exposed floorboards, two ceiling light point, two radiators, two double glazed windows with views towards open countryside and fitted wardrobes.

### Bedroom Four

With dual aspect double glazed window, two ceiling light points, radiator and double fitted wardrobe.

### Bathroom

Three piece suite comprising bath with electric shower over, wash hand basin, toilet, two radiators and double glazed window.

### Outside

Approaches via iron wrought gates opening into a concrete drive with access to the front door and with pathway leading round to the rear of the property the garden. The rear garden is mostly laid to lawn with an array of plants and shrubbery with a concrete patio area. There is an external oil boiler and oil tank. There are also two single attached garages with up and over doors to front.

### Directions

Proceed south out of Hereford on the A49 towards Ross On Wye, upon leaving Hereford take the right hand turning onto Grafton Lane and proceed towards the end of the Road where the property is situated on the left hand side as indicated by the agents for sale board.

### Agents Note

The property benefits from having 3KW solar panels on a feed in tariff.

### 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 are connected. Oil Fired central heating (main house). Electric heating (Annexe).

Council Tax Band E - Main House

Council Tax Band A- Annexe

### 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

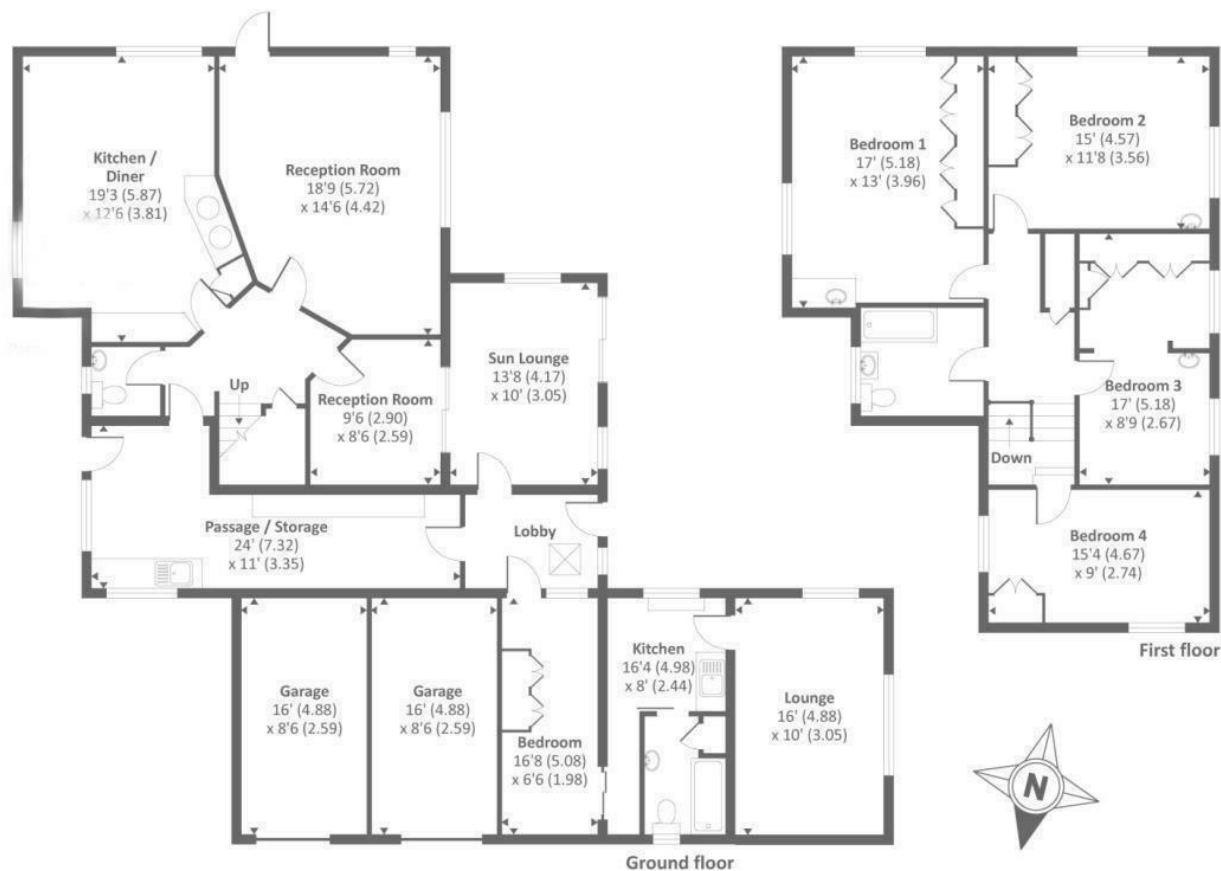
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## CEDAR FOLLY GRAFTON LANE





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 85        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   | 38                      |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**EPC Rating: F Herefordshire Council Council Tax Band: E**

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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