





1 ROSE COTTAGES BRIDGE ROAD

HOLME LACY, HEREFORD HR2 6LP

Asking Price £250,000

FREEHOLD

This semi-detached cottage is pleasantly located within the village of Holme Lacy, about 6 miles from Hereford and 10 miles from the market town of Ross-on-Wye and the M50 motorway link.

Within the village there is a village hall and sports playing field. Further amenities are available in Mordiford including church, primary school and public house with nearby Fownhope offering a doctors' surgery, Wye Leisure health club, shop/post office, primary school, public house and butchers.

Flint & Cook

1 ROSE COTTAGES BRIDGE ROAD

• Semi-detached cottage • Convenient village location • Recently extended, works incomplete • Parking • Garden • Double Garage





The original cottage has recently been extended but works are incomplete. However, the property offers excellent scope for the project to be completed to create a substantial family home with parking, garden and detached double garage.

In detail the accommodation comprises

Door to

Kitchen/Dining Room

With tiled floor, range of base and wall mounted units, sink, radiator, windows to front and rear, recess ideal for range style cooker, two Velux roof windows and open tread staircase to first floor.

Downstairs Cloakroom/Utility Room

With WC, ladder style radiator, plumbing for washing machine, base and wall mounted units, extractor fan and Velux roof window.

Sitting Room

A recent extension which is unfinished and has windows to front and rear.

Lounge

With Inglenook style fireplace, woodburning stove, flagstone hearth, radiator, window to front, bifold doors to rear and storage cupboard.

First Floor Landing

Proposed Bedroom 1

With windows to front and rear and potential for En Suite Shower Room with circular window to the front.

Inner Landing with Potential Bathroom

With plumbing in situ for potential bathroom and Velux window.

Bedroom 2

With high ceiling and windows to side and rear.

Bedroom 3

With window to rear.

Outside

The property is approached via a shared driveway which leads to a parking area and DETACHED DOUBLE GARAGE with up-and-over door and side door.

There is a rear garden, mainly laid to lawn with retaining wall and paved area, provision for outside lights and water tap.

Agents' Note

The Vendors are not able to provide any certification for building regulations, schedule of works or EPC, therefore the property may not be mortgageable. Potential purchasers must make their own investigations regarding this, prior to making any offer to purchase.

Property Services

Mains water, electricity, drainage and gas are connected.

Outgoings

Water and drainage rates are payable.

Directions

What3words ///walks.skylights.defining

Proceed south out of Hereford on the A49 and at the crossroads by St Martin's Church turn left onto Holme Lacy Road. Continue into the village of Holme Lacy, passing the agricultural college on the left hand side and over the small bridge. The property can be found on the right hand side just before the Village Hall.

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

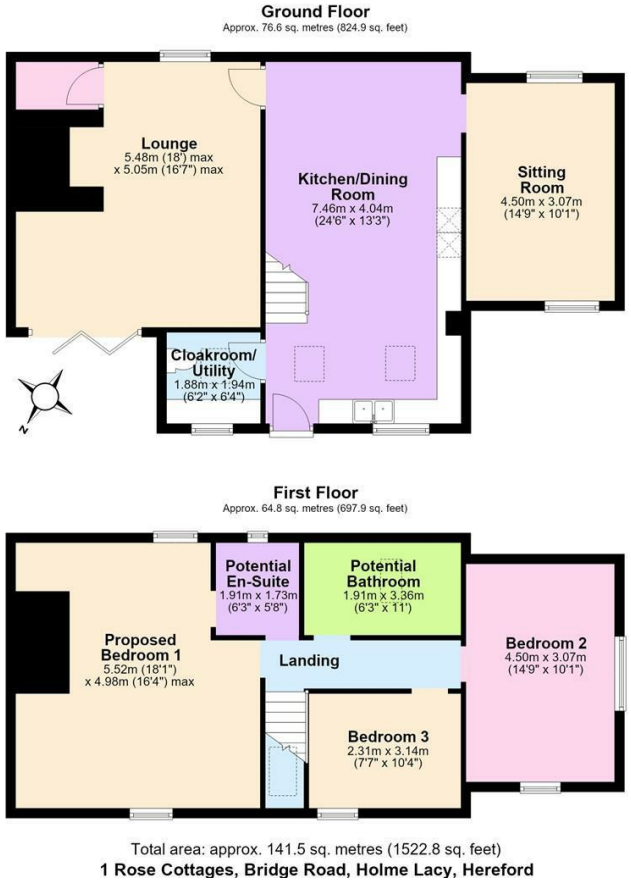
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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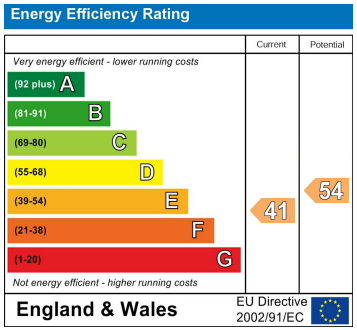




Total area: approx. 141.5 sq. metres (1522.8 sq. feet)

1 Rose Cottages, Bridge Road, Holme Lacy, Hereford





EPC Rating: E Hereford Council Tax Band: C

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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