



## 2 CAPLAR BROCKHAMPTON

HEREFORD HR1 4SJ

£330,000  
FREEHOLD

A delightful semi-detached residence occupying a tranquil position with attractive countryside views. Offering spacious and versatile accommodation, the property features 3 bedrooms, 2 reception rooms, an outside garden room and beautifully maintained gardens, all enjoying a peaceful rural outlook.



## 2 CAPLAR BROCKHAMPTON

- Lovely rural location
- Older-style semi-detached house
- 2 spacious reception rooms
- 3 good-sized bedrooms
- Older property charm
- Large enclosed gardens
- Countryside views
- Viewing recommended



### Ground Floor

With canopy porch and entrance door leading into the

### Entrance Hall

With fitted carpet, ceiling light point, central heating thermostat, carpeted stairs leading up with useful under stair storage space, radiator and doors to

### Dining Room

With wood effect flooring, ceiling light point, radiator and double glazed window to the rear aspect.

### Living Room

With fitted carpet, central ceiling light, radiator, double glazed window and double glazed french doors to the rear garden, feature wood burning stove with tiled hearth and wooden mantle over.

### Office/Storage Area

The former kitchen now utilised for storage/ as an office space with fitted base units and work surface space over, ample space for an office area, double glazed window to the front aspect, recess spotlights, radiators, useful storage cupboard and doors to

### Downstairs W/C

With low flush w/c, wash hand basin with storage below, chrome heated towel rail, ceiling light point, double glazed window and tiled floor.

### Kitchen/Breakfast Room

A modern fitted kitchen comprising matching wall and base units, ample work surface space over with tiled splash backs, ceramic 1 1/2 bowl sink and drainer unit,

range style cooker with five ring electric hob, ovens below and cooker hood over, under counter space for a dishwasher, space for a freestanding fridge/freezer, under counter space for washing machine and tumble dryer, ground source heating boiler, under floor heating, dual aspect double glazed windows and door out to the rear.

### First Floor Landing

With fitted carpet, two ceiling light points, double glazed window, radiator, loft hatch, useful storage cupboard and doors to

### Bedroom One

A spacious double main bedroom with two double glazed windows to the rear aspect with fantastic views of the rear garden and countryside beyond, built in wardrobes, fitted carpet, central ceiling light and radiator.

### Bedroom Two

A second good sized double with fitted carpet, ceiling light point, radiator, open fronted storage cupboard with fitted wooden shelving and double glazed window to the rear aspect.

### Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and door into the

Dressing area

With fitted carpet, ceiling light point, radiator and built in storage cupboard.

## Bathroom

A modern three piece suite comprising panelled bath with mains fitment rainfall shower head over and panelled surround, low flush w/c, vanity wash hand basin with storage under and illuminating mirror over, two double glazed windows, chrome heated towel rail and ceiling light point.

## Outside

To the front, the driveway is accessed via two five bar opening wooden gates with separate pedestrian gate. There is a good sized area of lawn with planted borders and access to the carport leading to the rear garden. To the rear there is a large south east facing garden mostly laid to lawn with a raised decked area with a large wooden storage shed, a fantastic garden room with covered seating area, the garden is enclosed by a mix of hedging and fencing and offers fantastic views across the open countryside beyond. There is a useful outside tap and outside power points.

## Garden Room

With double glazed french doors leading in, with light, power and double glazed windows. An ideal space for a home office.

## Directions

What3words/// potato.guard.newspaper

## 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, drainage are connect. Ground source heat pump.

## 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.

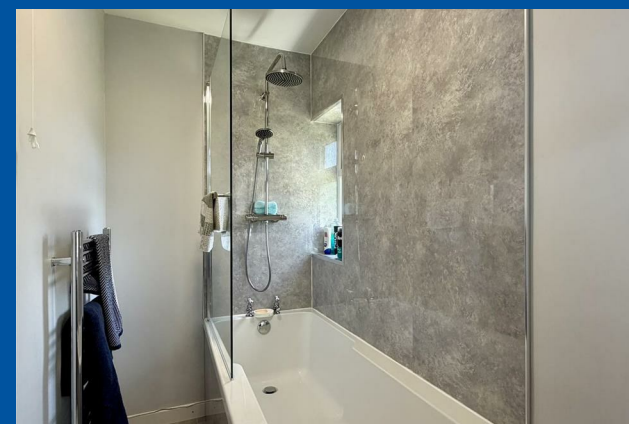
## Tenure & Possession

Freehold - vacant possession on completion.

## Viewing Arrangements


Strictly by appointment through the Agent (01432) 355455.

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**EPC Rating: Hereford Council Tax Band: B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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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