



## SOUTH VIEW PRESTON-ON-WYE

HEREFORDSHIRE HR2 9JU

£435,000  
FREEHOLD

Situated in a quiet rural location towards the end of a no through road, a fantastic detached cottage formerly two workers cottages offering an ideal home for families or for those looking to downsize to the countryside. The property benefits from ample driveway parking, good sized gardens, three bedrooms, two receptions and a viewing is highly recommended.

Located within the popular village of Preston-On-Wye which lies close to the River Wye with some lovely local walks and is between the Cathedral City of Hereford (10 miles) and the Market Town of Hay-on-Wye (12 miles). Within Preston-On-Wye there is a village hall, public house and church and further amenities are available in Madley (3.5 miles) where there is also a shop/post office, a tennis club and primary school. The nearest secondary schools are in Kingstone and Peterchurch (Fairfield High School) both of which are 5 miles away.



## SOUTH VIEW PRESTON-ON-WYE

- Detached cottage • Three bedrooms, two receptions • Set within a popular village location • Ideal for families or those downsizing • Must be viewed • Ample parking and gardens



### Ground Floor

Wooden entrance door leading into the

#### Entrance Hallway

With tiled floor, ceiling light point, radiator, double glazed window to the front aspect, feature exposed beam, a large opening into the kitchen and door into the

#### Utility Room

With work surfaces, one fitted wall cupboard, oil central heating boiler, space and plumbing for washing machine and tumble dryer, space for a freestanding fridge/freezer, double glazed window, ceiling light point and door into the inner hallway.

#### Kitchen

Fitted with a range of wall and base units, granite work surfaces over, single bowl sink unit, four ring electric hob with oven below and cooker hood over, oil fired Aga, under counter space for dishwasher, space for a freestanding fridge/freezer, tiled floor, two double glazed windows and doors into the

#### Dining Room

With fitted carpet, radiator, two fitted wall lights, double glazed window, entrance door leading out to the front pathway and door leading into the sitting room.

#### Inner Hallway

With wood flooring, single wall light, radiator, double glazed window, exposed brickwork, carpeted stairs leading up and door leading into the sitting room.

### Sitting Room

With fitted wood flooring, radiator, two double glazed windows to the front aspect, two wall lights, feature wood-burning stove with tiled hearth and exposed brick surround.

#### First Floor Landing

With fitted carpet, two loft hatches with pull down ladders, light & power, recess spotlights, two useful storage cupboards and doors leading into

#### Bedroom One

A spacious double bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, useful built in storage cupboard and further space for wardrobes.

#### Bedroom Two

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, useful built in storage cupboard and further space for wardrobes.

#### Bedroom Three

With fitted carpet, radiator, ceiling spotlights, double glazed window to the rear aspect and useful built in storage cupboard.

### Bathroom

A full suite comprising large corner bath with part tiled surround, fitted corner shower cubicle with mains fitment shower head over and tiled surround, wash hand basin with tiled splash back and storage below, low flush w/c, radiator, double glazed window, recess spotlights and tiled floor.

### Outside

Double five bar wooden gates open onto a stoned driveway providing off road parking for several vehicles bordered by areas of lawn with an array of trees, plants, shrubbery and hedging. There is a paved patio area with pathway leading round. There is a useful outside toilet, outside tap and outside power points. To the front there is a pedestrian access gate with pathway leading the whole way around the property. There are additional wooden gates leading into a separate driveway with access to the chicken run, a good sized vegetable patch and large timber workshop/shed. There are two log stores and the outside oil tank.

### Directions - What3Words

What Three Words//: Grounding.dodges.snuggle

### 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. Private drainage system.

### 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

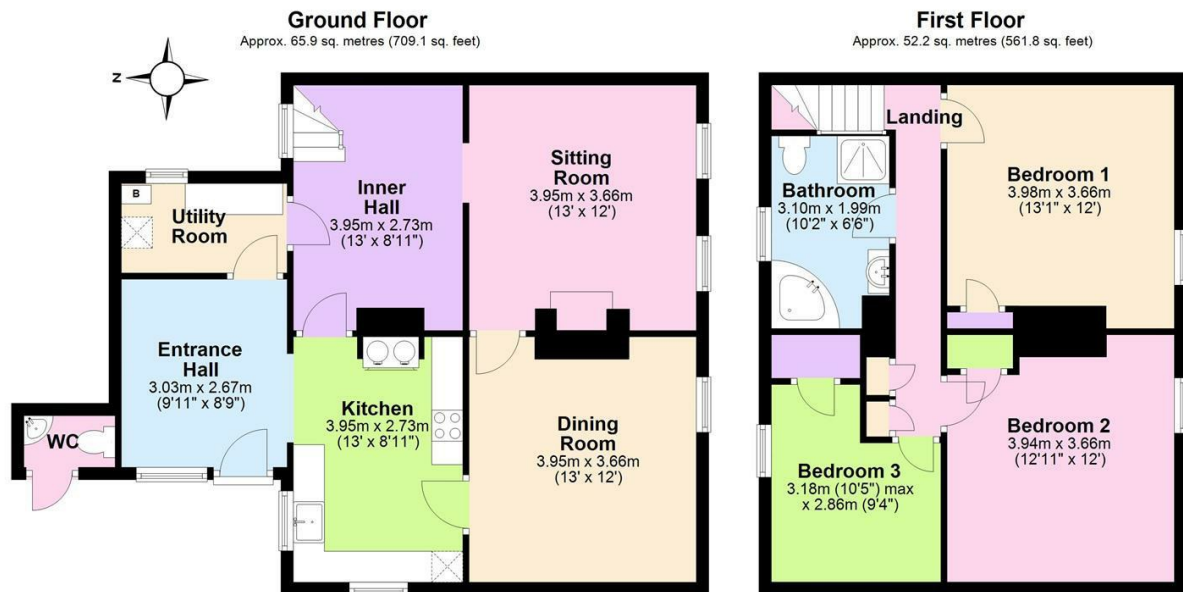
Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## SOUTH VIEW PRESTON-ON-WYE





Total area: approx. 118.1 sq. metres (1270.9 sq. feet)

**South View, Preston-on-Wye, Hereford**

**EPC Rating: E Herefordshire 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>                            |                         | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 43                      |           |
| (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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