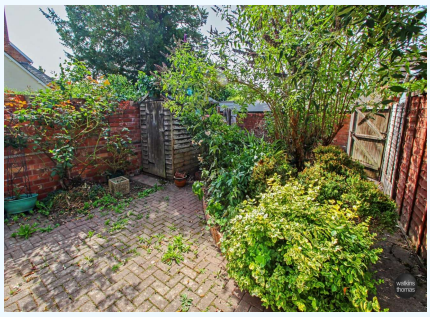
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3 Church Barns, Rectory Meadow, Eaton Bishop, Hereford, HR2 9QJ

'Situated to the south of Hereford City in the popular village of Eaton Bishop a three bedroom, terraced barn conversion with gas central heating, off road parking and rear garden'

£225,000 (Freehold)

Residential Sales

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LOCATION
The property is located in the popular village of Eaton Bishop which lies to the south of Hereford City. Within the village is a church and village hall and further amenities are available in the village of Madley which incudes a shop, primary school, tennis club and public house. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION
The subject property is a three bedroom barn conversion with the added benefit of allocated parking and enclosed rear garden. The accommodation comprises entrance hall, kitchen/breakfast room, sitting room, conservatory, first floor landing with access to two bedrooms, bathroom and inner landing giving access to bedroom 1 which is on the second floor. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch
With front aspect glazed door to the entrance hall.

Entrance Hall
With panelled radiator, stairs to the first floor, door to the kitchen/breakfast room and lounge.

Kitchen/Breakfast Room
3.25m (10'8) x 3m (9'10)
With two front aspect windows, a range of units comprising 1½ bowl sink/drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, space for cooker, space for under counter fridge, wall mounted gas central heating boiler and panelled radiator.



Sitting Room
5.05m (16'7) x 3.23m (10'7)
With rear aspect window, panelled radiator, brick fire surround, television point and glazed French doors giving access to the conservatory.

Conservatory
5.08m (16'8) x 2.24m (7'4)
Of metal construction with tiled flooring and glazed door giving access to the rear garden.





ON THE FIRST FLOOR:

Landing/Office Space
With airing cupboard, smoke alarm, doors to bedrooms, bathroom and inner landing (previously used as home office space).

Bedroom 2
3.23m (10'7) x 3.18m (10'5)
With rear aspect window and panelled radiator.

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Bedroom 3
3.28m (10'9) x 2.34m (7'8) (plus door recess)
With front aspect window and panelled radiator.




Bathroom
2.36m (7'9) (maximum) x 1.75m (5'9)
With rear aspect window, suite comprising panel enclosed bath with electric shower over, low flush wc, vanity wash hand basin, heated towel rail and vinyl flooring.



Inner Landing
With front aspect window, stairs to the second floor and panelled radiator.

Bedroom 1
4.04m (13'3) (maximum) x 4.98m (16'4) (maximum)
Located on the second floor with two rear aspect sky lights, eaves storage cupboards, feature beams and reduced head height to certain sections of the room.




OUTSIDE:
To the front of the property is a shrub border with path giving access to the front door. To the immediate rear of the property is a block paved patio with raised shrub border and storage shed. The garden is enclosed by fencing. Please note there is a rear access gate giving access to the parking area. Across the rear of the garden is an access path for the neighbouring property.

COUNCIL TAX BAND C
Payable to Herefordshire Council

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BROADBAND & MOBILE PHONE COVERAGE
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

SERVICES
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE
Proceed out of Hereford along the Belmont Road. On reaching the roundabout take the second exit onto the Hereford to Abergavenny Road. Continue along the road taking the second turning on the right hand side sign posted Clehonger. On reaching the village of Clehonger proceed straight through and after approximately 3/4 of a mile take the right hand turning sign posted Eaton Bishop. Continue into the village of Eaton Bishop, passing the village hall on the left hand side and take the next left sign posted to the church. Continue past the church where the property is located on the left hand side.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

03 November 2026
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WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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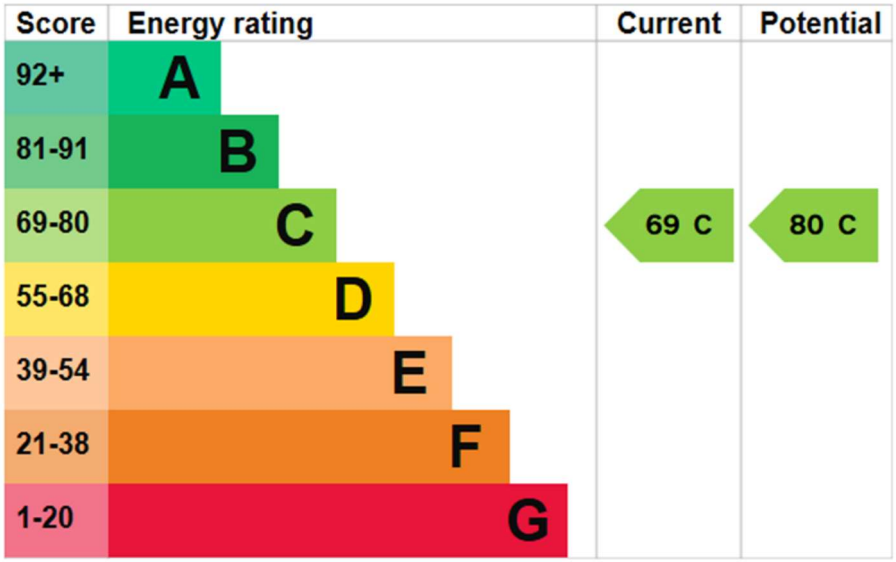
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

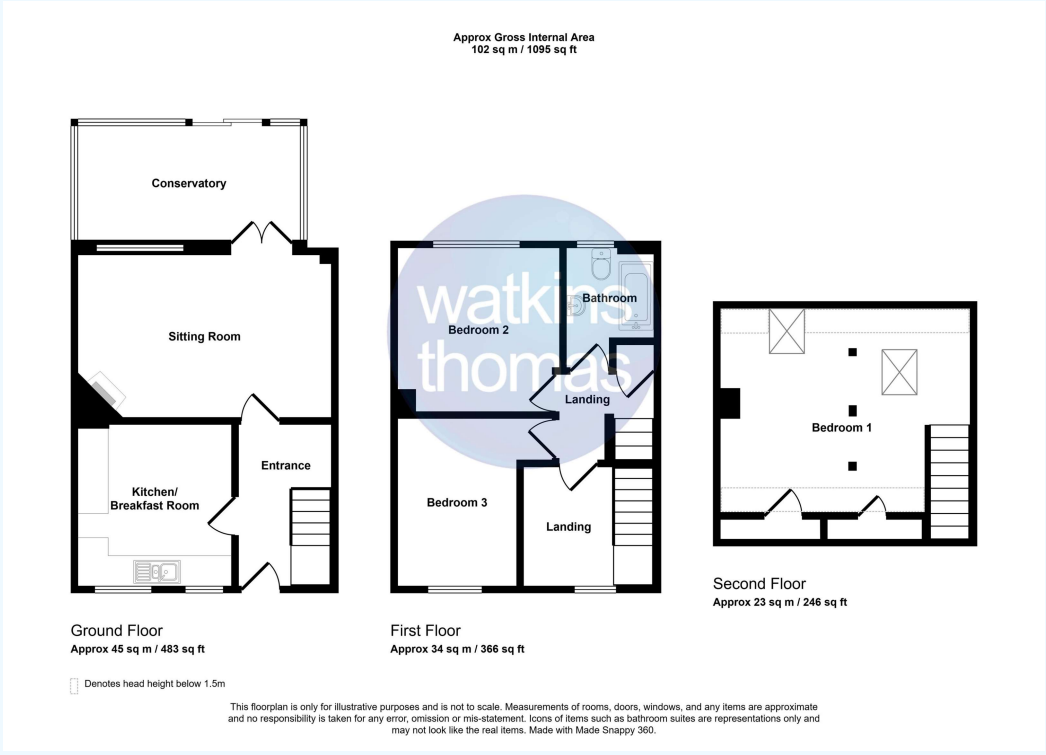
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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