

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



3 Uplands, Fromes Hill, HR8 1HR

Guide Price **£250,000**

Beautifully refurbished three-bedroom mid-terrace family home with generous gardens, ample off-road parking and stylish contemporary accommodation in the popular village of Fromes Hill. EPC - D

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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Situated in the popular village of Fromes Hill, approximately 12 miles north-east of Hereford and within easy reach of the market towns of Ledbury, Bromyard and Leominster, this beautifully refurbished three-bedroom mid-terrace home offers stylish, move-in-ready accommodation in a delightful rural setting. The village benefits from a well-regarded primary school, village hall, church and public house, whilst enjoying excellent access to the A4103, making it ideal for commuters. Having been comprehensively modernised throughout, the property now offers accommodation that feels almost like a brand-new home, comprising a welcoming entrance hall, a spacious dual-aspect sitting room with an inset log-burning stove, and a contemporary open-plan kitchen/dining room fitted with an attractive range of integrated units and appliances. To the first floor are three well-proportioned bedrooms, including two generous doubles, together with a beautifully appointed family bathroom.

Outside, the property enjoys generous gardens to both the front and rear. The enclosed rear garden features a paved patio, extensive lawn, timber garden shed and barked play area, providing an excellent space for families and outdoor entertaining, whilst the front garden is laid principally to lawn with mature shrub borders. A gravel driveway provides off-road parking for approximately three vehicles. Combining modern living with a sought-after village location surrounded by the rolling Herefordshire countryside, this is an excellent opportunity to acquire a superbly presented home within easy reach of Hereford and the surrounding market towns.

Directions - From the Agent's Ledbury Office turn left at the traffic lights and proceed along the High Street and Homend. Continue straight over the traffic lights by the railway station onto the B4214 Bromyard Road and continue out of Ledbury. Proceed through the village of Staplow and at the sharp right hand bend fork left continuing along the B4214 signposted to Bromyard and Bishops Frome. Continue to the end of this road and then turn right at the T junction heading up the hill towards Frome Hill. As you enter the village take the first left hand turning, passing St Michaels church on your left. Take the second right hand turning into Uplands where the property is located on the left hand side.





Entrance Hall - A composite entrance door opens into a welcoming reception hall with attractive wood-effect LTV flooring and a carpeted staircase rising to the first floor. There is a useful understairs alcove, radiator and recessed ceiling spotlights, with doors leading to both the sitting room and kitchen.

Sitting Room - A beautifully proportioned dual-aspect reception room enjoying an abundance of natural light from double glazed windows to the front and rear elevations. The focal point of the room is an inset log-burning stove set within the chimney breast upon a stone hearth, creating a warm and inviting atmosphere. Further benefits include two radiators, two ceiling light points and fitted carpeting.

Kitchen Dining Room - The impressive open-plan kitchen has been recently refitted with a comprehensive range of contemporary wall and base units complemented by granite-effect laminate work surfaces and matching upstands. Integrated appliances include a four-ring induction hob with glass splashback and extractor hood over together with an eye-level electric double oven. There is an inset one and a half bowl sink with drainer, recessed ceiling spotlights, radiator, wood-effect LTV flooring and a double glazed window overlooking the rear garden.

The kitchen flows seamlessly into the dining area, providing an excellent space for everyday family living and entertaining, with a front-facing double glazed window, radiator and ceiling light point.

Side Passage - A particularly useful internal side passage provides access to both the front and rear of the property via opaque glazed doors. Offering excellent storage potential, the space benefits from a radiator, two ceiling light points and houses the consumer unit.



First Floor Landing - A generous landing with newly fitted carpet, radiator and ceiling light point. There is access to the loft space together with a useful built-in storage cupboard and an ideal recess suitable for a study or home working area.

Bedroom One - A spacious double bedroom enjoying attractive front-facing views towards the local church and across the Herefordshire countryside. The room benefits from newly fitted carpet, radiator and ceiling light point.

Bedroom Two - A further generous double bedroom with front-facing double glazed window, radiator, newly fitted carpet and the added advantage of a walk-in wardrobe.

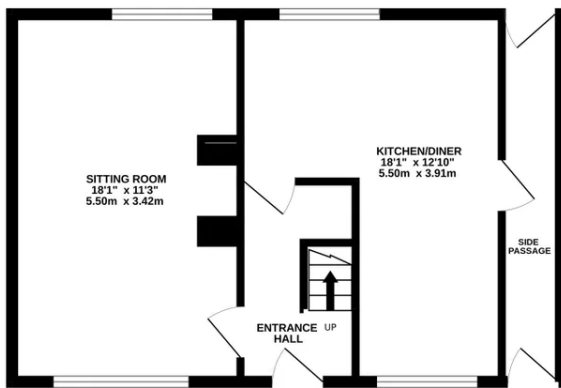
Bedroom Three - A well-proportioned third bedroom overlooking the rear garden with fitted carpet, radiator and ceiling light point.

Family Bathroom - Beautifully appointed with a contemporary white suite comprising a P-shaped panelled bath with mains-fed waterfall shower over and tiled surrounds, pedestal wash hand basin with chrome mixer tap and tiled splashback, and low-level WC. Further benefits include a heated chrome towel rail, wood-effect laminate flooring and recessed ceiling spotlights.

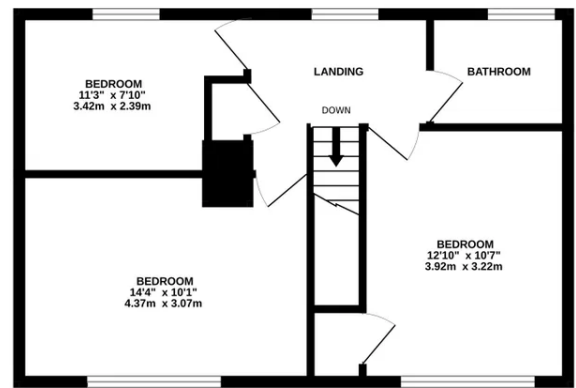
Outside and Garden - To the rear, the property enjoys a generous enclosed garden beginning with a paved patio seating area, ideal for outdoor entertaining. Steps rise to a substantial lawn flanked by established borders, with a paved pathway leading to a useful timber garden shed. Beyond is a large bark play area, with the oil tank discreetly positioned behind the shed. Additional features include outside lighting, an external water tap and the external oil-fired boiler. To the front, the property is approached via a generous lawned garden with mature shrub borders and a pathway leading to the storm porch and front entrance door. There is external lighting and a power supply, whilst a gravel driveway provides off-road parking for approximately three vehicles.



GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Services - We have been advised that mains water, electricity and drainage are connected to the property.

The property benefits from an oil fired boiler. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

General - Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing - By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Tenure - We understand that, subject to legal confirmation, the property is freehold.

EPC - The EPC rating for this property is D (67)

Council Tax - Band B