



CORNER HOUSE STAUNTON-ON-WYE

HEREFORDSHIRE HR4 7LS

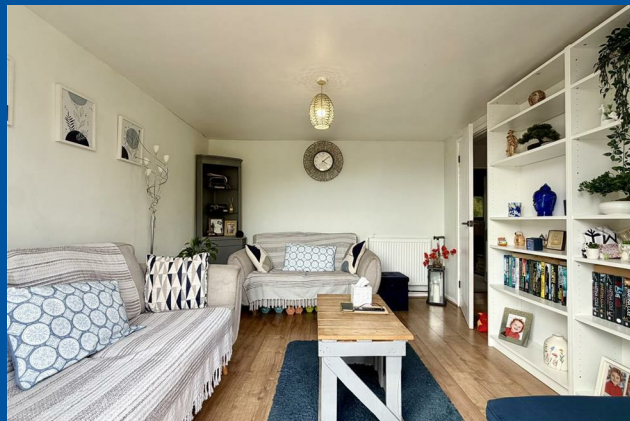
£350,000
FREEHOLD

Situated within the heart of Staunton on Wye, a four bedroom semi detached property offering an ideal home for first time buyers, families or those looking to downsize. The property benefits from two receptions, four good sized bedrooms, an enclosed rear garden and off road parking. A viewing is highly recommended.



CORNER HOUSE STAUNTON-ON-

- Popular village location
- Four beds, two receptions
- Off road parking & garden
- Ideal family home
- Must be viewed
- Oil central heating & double glazing



Ground Floor

Recessed entrance porch with upvc entrance door leading into the

Entrance Hall

With laminate flooring, two ceiling light points, radiator, carpeted stairs leading up, useful storage cupboards, double glazed doors leading out to the rear and doors into the

Kitchen

Fitted with a range of wall and base units, ample work-surfaces over with tiled splash backs, stainless steel sink and drainer, freestanding electric cooker, under counter space for a washing machine, freestanding fridge/freezer, oil central heating boiler, double glazed window and radiator.

Lounge/Dining Room

A spacious lounge/dining room with fitted carpet, two radiators, two double glazed windows to the side aspect, feature character beams, two ceiling lights with three additional wall lights.

Sitting Room

With laminate flooring, ceiling light point, radiator and double glazed sliding doors to the rear garden.

Bathroom

Three piece suite comprising a panelled bath with electric shower over and tiled surround, wash hand basin, low flush w/c, part tiled surround, radiator and double glazed window.

First Floor Landing

With fitted carpet, double glazed window and doors to

Bedroom One

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect with fantastic countryside views and ample space for wardrobes.

Bedroom Two

A second spacious double bedroom with fitted carpet, central ceiling light, double glazed window, radiator and ample space for wardrobes.

Bedroom Three

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

Bedroom Four

With exposed wooden floorboards, ceiling light point, radiator, double glazed window and airing cupboard housing the hot water cylinder.

Outside

To the rear there is an enclosed rear garden with fantastic views towards the open countryside and a good sized area of lawn, a concrete patio area, raised veg beds, storage cupboards with light and power and a gate leading to the off road parking. To the front there is a small courtyard with raised veg beds part enclosed by hedging with an iron gate. To the front of the property there is also an access door that leads to the cellar.

Directions

From Hereford proceed west on the A438 towards Brecon, continuing through Bridge Sollers and past Oakchurch Farm Sharp taking the second right turning into Staunton on Wye, continue to the T junction where the property is situated.

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 and gas are connected. Gas-fired central heating.

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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Total area: approx. 126.5 sq. metres (1361.7 sq. feet)
Corner House, Staunton-on-Wye, Herefordshire

EPC Rating: E Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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