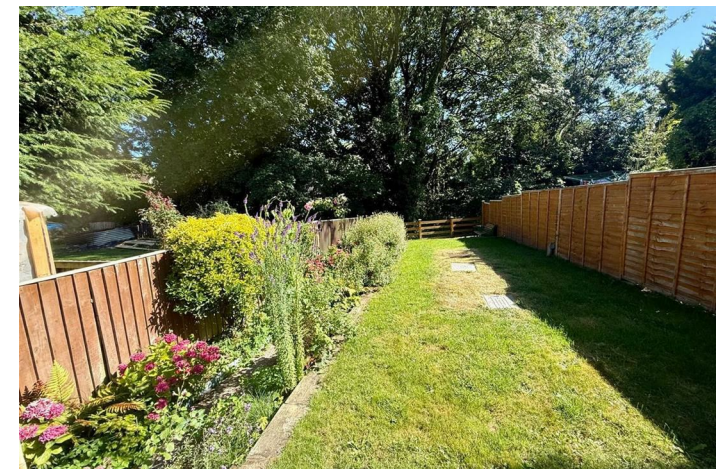




4 WALLFLOWER ROW

MORDIFORD, HEREFORD HR1 4LN

£275,000
FREEHOLD

A charming three-bedroom period cottage, beautifully renovated to a high standard and situated in a convenient village location. This delightful home offers immaculately presented accommodation, combining character features with modern comforts, including gas-fired central heating and double glazing. Outside, the property enjoys a lovely rear garden.



4 WALLFLOWER ROW

- Superb period cottage
- Convenient location
- 3 bedrooms
- Renovated and immaculately presented
- Gas central heating and double glazing
- Lovely rear garden



Door to

Entrance Hall

With tiled floor and radiator.

Sitting Room

With recessed feature fireplace, radiator, walk-in storage cupboard with gas meter and two windows to front.

Inner Hall

With tiled floor, radiator and store cupboard.

Rear Hall

With radiator, electric fuse-board, door to rear garden and archway into

Kitchen/Dining Room

With tiled floor throughout.

Dining area with radiator and double doors to the rear with window to side.

Kitchen fitted with a range of traditional style base and wall mounted units with granite work surfaces and integrated drainer and sink unit with mixer tap, plumbing for washing machine, built-in dishwasher, built-in electric double oven, 4 ring hob and extractor hood.

Staircase leads from the Inner Hall to

First Floor Landing

With radiator and large storage cupboard with central heating boiler.

Bedroom 1

With radiator and window to rear.

Bedroom 2

With large walk-in wardrobe with boarded walls, radiator and window to front.

Bedroom 3

With radiator, hatch to roof space and window to front.

Bathroom

With tiled floor, bath with mixer tap, main shower fitment and glass screen, wash hand basin, WC, extractor fan, wall mounted mirror with inbuilt light, ladder style radiator and Velux roof window.

Outside

To the rear is a lovely garden which is enclosed by fencing and landscaped with a gravelled seating area, sleeper edged lawn and range of ornamental shrubs. Outside lights, water tap and Pentapole Brook at the rear.

Property Services

Mains water, electricity and gas are connected. Private drainage system. Gas-fired central heating.

Outgoings

Water rates are payable.

Directions

What3words [///tricycle.whisk.sage](https://www.what3words.com/#!/tricycle.whisk.sage)

From Hereford proceed along Ledbury Road (A465) then turn right onto the B4224 signposted Fownhope. Continue through Hampton Bishop, over the river bridge into Mordiford. The property is located on the right-hand side.

To park, please take the left-hand turning just past the property towards Dormington and park immediately opposite the primary school
///payer.capillary.driveways.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Tenure & Possession

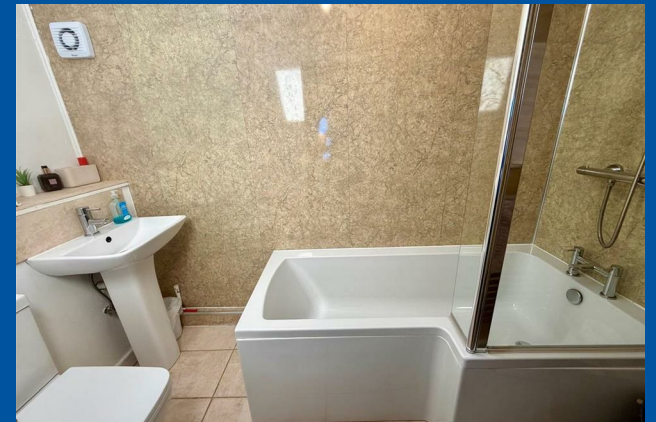
Freehold - vacant possession on completion.

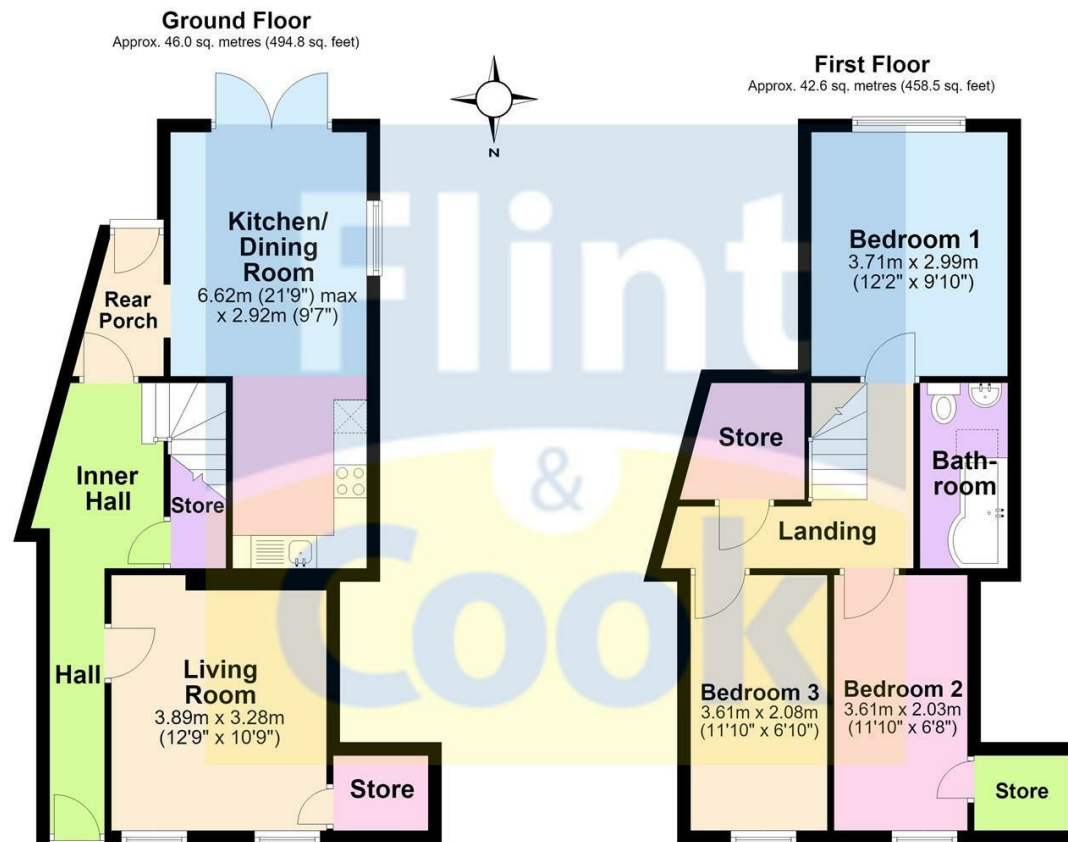
Residential lettings & property management

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.



4 WALLFLOWER ROW





Total area: approx. 88.6 sq. metres (953.3 sq. feet)

EPC Rating: C Hereford Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(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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