



## TRAPPE HOUSE EWYAS HAROLD

HEREFORD HR2 0HU

£245,000  
FREEHOLD

Pleasantly situated in this highly sought after village location, a deceptively spacious 3 bedroom semi-detached house offering ideal first time buyer/small family accommodation. The property which is offered for sale with no onward chain has the added benefit of oil central heating, generously sized living accommodation, two bathrooms, off road parking and we recommend an inspection.



# TRAPPE HOUSE EWYAS HAROLD

- Highly sought after village location
- Deceptively spacious 3 bedroom semi-detached house
- 3 reception rooms, kitchen & garden room
- Off road parking
- No onward chain
- Must be viewed



## Hallway

The hallway provides access to the main living areas and has a carpeted staircase leading to the upper floor. Simple in design, it features a tiled floor and natural light from adjoining rooms, creating a welcoming entrance to the home.

## Living Room

This well-proportioned living room offers a cosy atmosphere. A window to the side allows natural light to fill the space, complemented by neutral tones that create a blank canvas ready to personalise.

## Dining Room

A versatile dining or second reception room enjoys access to the conservatory through traditional French doors. The room has two windows overlooking the garden, providing light and views of the outside greenery.

## Breakfast/Utility Room

Featuring a tiled floor, radiator, and two windows providing natural light. Includes a work surface with cupboards beneath and shelving above, as well as a central heating boiler. Access through to the kitchen.

## Kitchen

The kitchen is compact yet functional, equipped with a stainless steel sink and a cooker, plenty of space for appliances, base units and open shelving provide storage and a traditional look and a window letting in plenty of light.

## Conservatory

The conservatory is a bright and airy space with terracotta floor tiles and a wooden vaulted ceiling fitted with Velux roof lights. A door opens out to the rear patio and garden.

## Shower Room

This compact shower room features a shower enclosure, a small wash basin, low flush WC, ladder style radiator and extractor fan.

## Landing

With an access hatch to the loft storage space, partially panelled wall and a double glazed window.

## Upstairs WC

Separate to the bathroom for greater convenience it has a low flush cistern, wash hand basin, radiator and window.

## Bedroom 1

This bedroom features two windows that bring in ample daylight and offer views over the garden and surrounding countryside. It has a fitted carpet and double radiator to ensure warmth and comfort.

## Bedroom 2

A good sized bedroom that benefits from fitted carpet, radiator, corner shelving a window to the rear with a fine outlook.

## Inner Landing

With fitted carpet, radiator and door to

### Bedroom 3

A light and airy room with fitted carpet, decorative fire surround, window and radiator.

### Bathroom

The bathroom is fitted with a white bath with tiled splashbacks, pedestal wash hand basin, frosted window for privacy, ladder style towel rail/radiator.

### Outside

The exterior of the property is well presented with white-painted walls and traditional sash-style windows.

The property benefits from an enclosed garden with a paved patio area ideal for seating or alfresco dining.

There is a rear access gate and a pathway leading to storage and parking.

A driveway shared with Trappe Cottage ,next door, provides access to the 4 parking bays of which 2 can be used for parking vehicles and the remaining 2 for storage purposes.

### Property Services

Mains water, electricity, drainage are connected. Oil-fired central heating.

### Outgoings

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford on the A465 towards Abergavenny. After passing Pontrilas Saw Mills, turn right at the staggered crossroads into Ewyas Harold. Proceed through the village crossing over the bridge,

following the road around to the right and on the crest of the hill turn right and Trappe House is immediately on your right-hand side.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Opening Hours

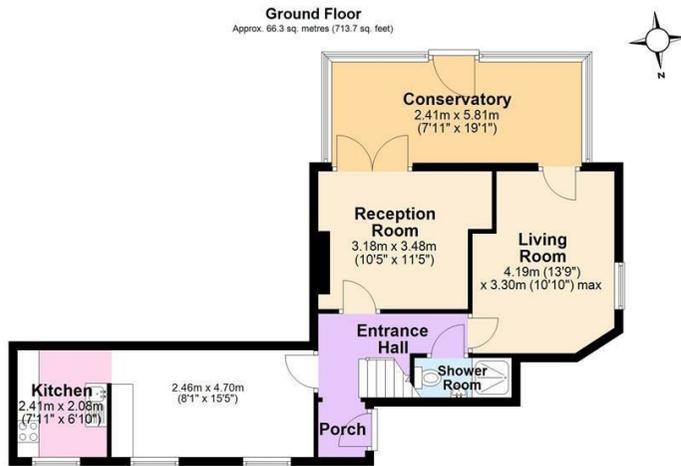
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## TRAPPE HOUSE EWYAS HAROLD





Total area: approx. 118.7 sq. metres (1277.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: E Council Tax Band: C**

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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