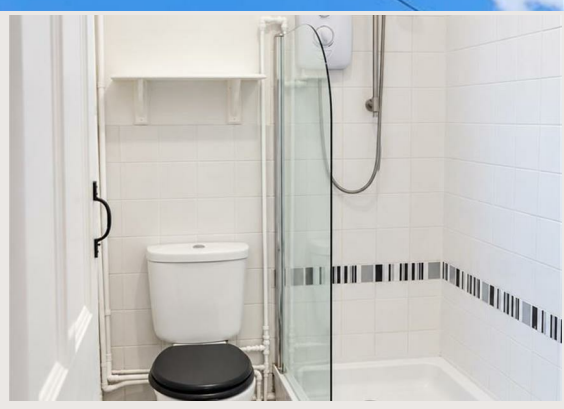
COBB AMOS
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LAND & NEW HOMES

4, Sugwas Pool Cottages, Hereford, HR4 7QB
Price £250,000





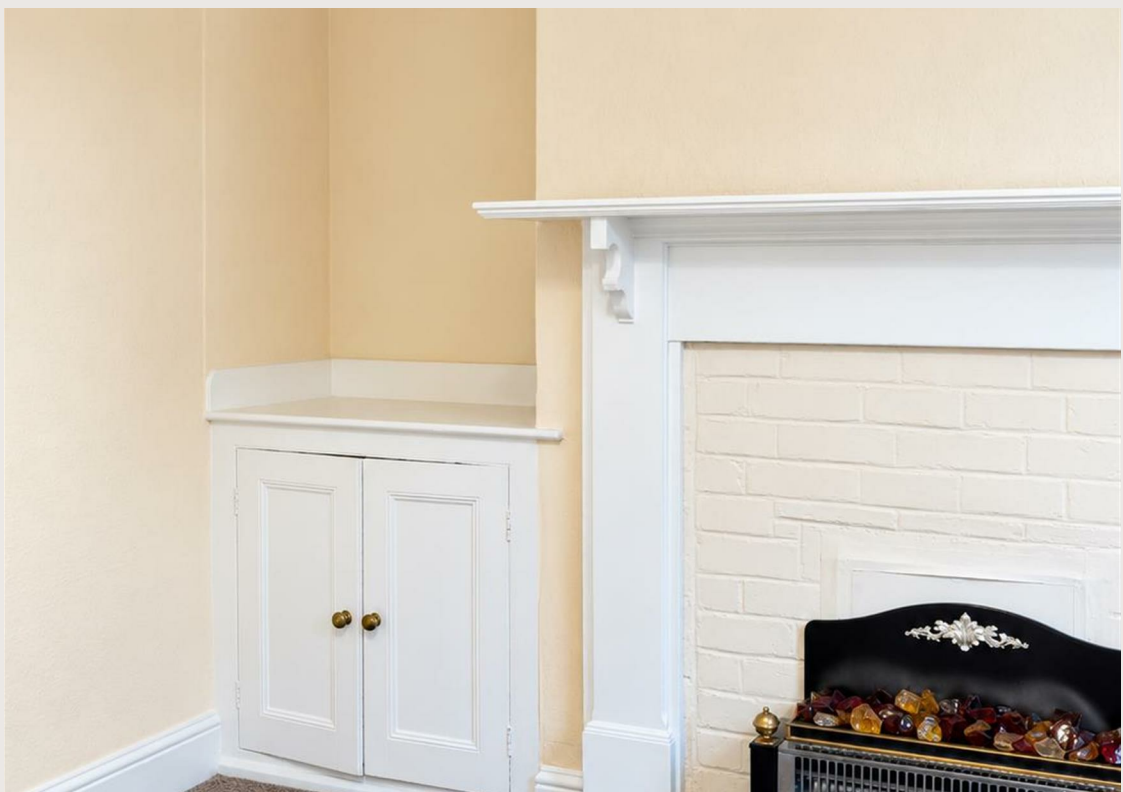












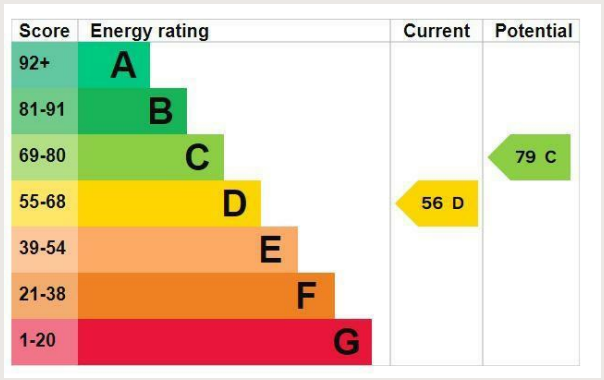
4 Sugwas Pool Cottages
Hereford

A semi-detached red brick period property less than 4 miles northwest of Hereford city.
The gas central heated and double glazed accommodation comprises of three bedrooms, living room, kitchen with pantry and ground floor shower room.
Outside is a large parking area within the good sized, enclosed gardens that offer pleasant countryside views.
A rare opportunity to purchase a property with no onward chain in this popular semi-rural location.

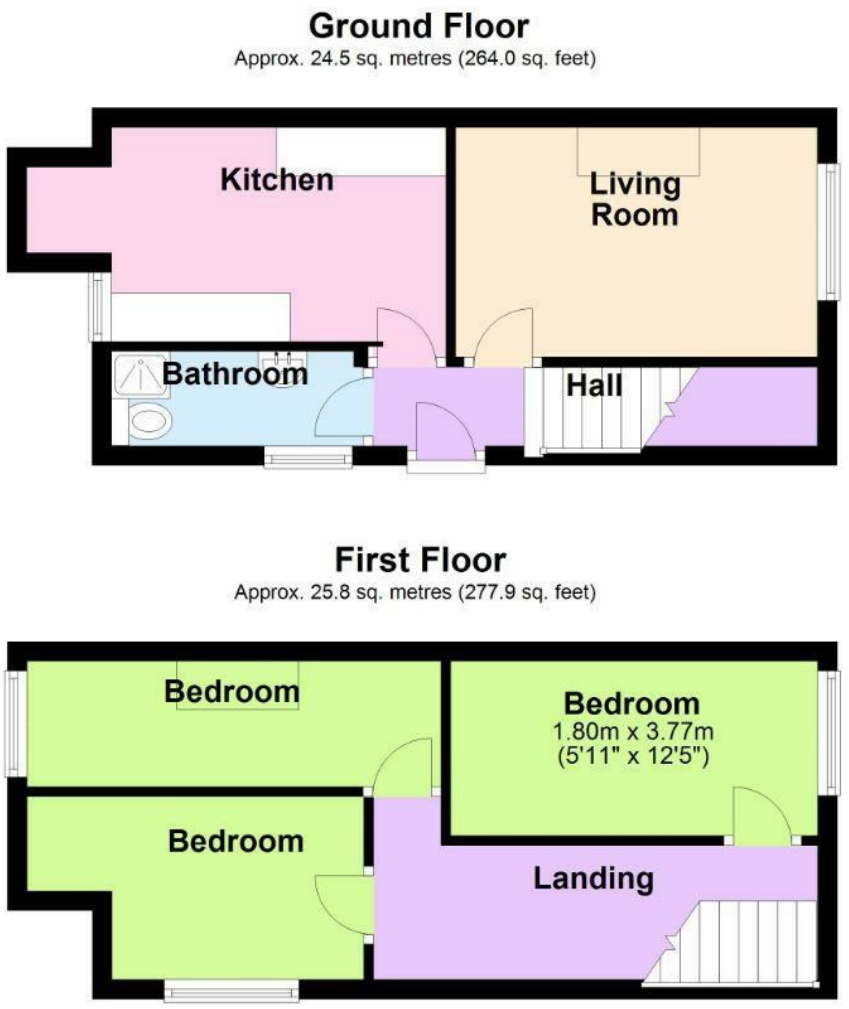
VIEWING HIGHLY RECOMMENDED CALL 01432 266007

- Semi detached home
- Three bedrooms
- Enclosed gardens
- Fitted kitchen with pantry
- Separate living room
- Downstairs shower room
- Gas central heating
- Double glazing
- Semi-rural location
- No onwards chain

Material Information
Price £250,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: B
EPC: D (56)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living Room - 13'10 x 11'10
Kitchen - 10'6 x 9'10
Bedroom 1 - 10'7 x 10'5
Bedroom 2 - 11'11 x 9'
Bedroom 3 - 8'5 x 7'6

Property Description 13'10" x 11'10" max
The property is entered via an entrance porch with door opening into the hallway featuring the original tiled flooring and with doors leading off and stairs to the first floor.
The living room has a window to the front aspect, built in alcove cupboards and fireplace mantle and surround. The kitchen comprises of fitted base and wall cupboards with working surface and tiled splashbacks, inset sink unit, electric cooker, space for washing machine and dishwasher, window to rear and door to the built in pantry with fitted shelving.
The shower room has a fitted white suite comprising of large shower, pedestal wash hand basin, low flush WC and a window to the side.
From the hallway stairs rise up to the landing with doors leading off to all bedrooms with the Worcester boiler located in bedroom three.

Garden & Outside
Accessed from the road via a driveway and metal gate leading to a parking area with the main garden laid to lawn. There is a brick built storage shed and the garden is enclosed by hedging and adjacent to orchards and fields.

Services
Mains water, electric and gas are connected to the property

Herefordshire Council Tax Band B

Tenure - Freehold

Location
Swainshill is a village on the North West outskirts of Hereford City approx 3.5 miles from the City centre. In the local vicinity can be found Swainshill Wood, Credenhill Park Wood (ancient woodland with an old hill fort and bluebells), Breinton Springs for riverside picnics, and The Weir Garden (a National Trust property along the River Wye) with the more comprehensive amenities of Hereford a short distance away which include railway station, bus station, hospital, doctors, supermarkets as well as retail and leisure facilities.

Mobile Phone Coverage
https://www.ofcom.org.uk/mobile-coverage-checker

Broadband
Broadband Download Upload Availability
Standard 7 Mbps 1 Mbps Good
Superfast Not available Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach, Airband

Anti-money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From the office turn right onto the A49 Victoria St an then turn left at the lights on to the A438 and continue along Whitecross Rd over the roundabout onto Kings Acre Rd and after approx 3.5 miles you will enter Swainshill where the property is found on the right hand side as shown by the for sale board.



