

5, Church Road, Eardisley, HR3 6NW
Price £299,950

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LAND & NEW HOMES

5 Church Road
Eardisley

Nestled within the popular village of Eardisley and true to its 'Black and White' Herefordshire heritage is this lovely two bedroom home where historical charm meets stylish, modern day living. With its cottage style rear garden, off road parking, ingle-nook fireplace, exposed beams and symmetrical picture book frontage; it is a cottage well worth visiting to uncover all that it has to offer.

- END TERRACE
- TWO BEDROOMS
- CHARACTER FEATURES
- DRIVEWAY PARKING
- FULLY ENCLOSED GARDEN
- VILLAGE LOCATION
- GRADE II LISTED CONSERVATION AREA
- RECENTLY UPDATED

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



Material Information
Price £299,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

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.

Introduction
An attached Grade ll Listed cottage situated within the popular, well serviced village of Eardisley. The property has accommodation comprising; living room, kitchen/dining room, glazed lean to, two double bedrooms and a shower room. The property benefits from an enclosed rear garden and driveway parking.

Property Description
Entry like any true rural home is through the back entrance into a glass and wooden framed lean to ideal for storing outdoor footwear, coats and hats and houses a washing machine and tumble dryer. This space would be ideal for receiving pets following a country walk or keen gardeners and their gardening boots and muddy clothing. This entrance leads into a recently fitted and stylish country kitchen. The kitchen boasts: wooden worktops, a range of wall cupboards, space for a tall fridge/freezer, 'Old Farmhouse Green' limestone floor tiles, column radiator, exposed beams and timber framing. Off the kitchen is a shower room with underfloor heating, walk in shower, basin and WC all attractively styled. Also off the kitchen is a sitting room with ingle-nook fireplace, wood-burner, exposed beams, cottage style windows to the front and a door leading out also to the front. This room oozes country cottage charm and would be a perfect 'snug' in front of the fire in the cold Winter months.
On the first floor are two bedrooms. The landing area, being lit by a window, is light and airy with exposed timber framing and in-built airing cupboard. Bedroom One, on the left is a double with a window to the front and timber frame detailing. Bedroom Two is also a double with double aspect windows and timber frame detailing.

Garden
The front of the property is enclosed by a low wall and is bursting in colours with beautiful flowers including roses and poppys. A gate to the side leads to the rear garden where there is a patio area for dining and entertaining in the warmer months. The garden is a good size, is enclosed and mainly laid to lawn with pretty flower borders. There are a variety of interspersed trees and shrubs and seating areas to sit and relax. In addition there is a greenhouse and useful shed, a piggery and store room.
The property driveway has parking space for two cars and a timber garage.

Services
Mains electricity, water and drainage is connected to the property.
Herefordshire Council Tax Band C
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 20 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Indoor Mobile Coverage
Provider Voice Data
EE Likely Likely
Three None None
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Location
Located in the popular black and white village of Eardisley. This has an excellent range of local amenities including primary school, church, tennis court, fire station, hair salon, grocery store, village hall, post office, public house and café. Eardisley lies approximately 16 miles west of the cathedral city of Hereford, approximately 14 miles south west of Leominster and the market towns of Kington and Hay on Wye are 6 and 9 miles respectively.

What3words
What3words:///infuses.hospitals.listen

Agent's Note
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
Proceed west from Hereford on the A438 towards Brecon. Where the A438 turns left, continue straight on for Eardisley and Kington on the A4111. After a short distance you will enter the village of Eardisley, continue for approximately ½ mile into the centre of the village and the property can be found on the right hand side.






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