





House - Detached - Freehold

HOLLINGS COTTAGE EDWYN RALPH, BROMYARD, HEREFORDSHIRE, HR7 4LX

Asking Price

£285,000

FEATURES

- Sold with no onward chain.
- 2/3 bedrooms
- Good sized garden & fantastic countryside views
- Detached cottage
- Driveway parking
- Requires modernisation throughout

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Flint & Cook

2 Bedroom House - Detached located in Bromyard

Ground floor
With canopy porch and uPVC entrance door leading into the

Entrance hall
With fitted carpet, ceiling light point, night storage heater, double glazed windows to the front aspect, single glazed window to the rear, electric fuse box and meter, carpeted stairs leading up with useful understair storage cupboard, doors to the lounge and kitchen and opening into the

Living room
With fitted carpet, ceiling light point, night storage heater, dual aspect double glazed windows to the front and rear aspects with views towards open countryside and feature fireplaces with brick surround and tiled hearth.

Kitchen
Fitted with base units with work surface over, single glazed window, space and plumbing for washing machine and space for an electric cooker, tiled floor, ceiling light point and wall mounted fuse box.

Inner hallway
With fitted carpet, ceiling light point, airing cupboards housing the water tanks and fitted shelving, a useful double storage cupboard, double glazed windows and door to the outside, doors then lead to the

Bathroom
Three piece suite comprising panelled bath with part tiled surround, low flush w/c, wash hand basin, single glazed window, heated towel rail and fitted carpet.

Bedroom 2/ Reception room
With fitted carpet, ceiling light point, night storage heater and double glazed window to the rear with fantastic countryside views.

First floor landing
With fitted carpet, double glazed window to the front aspect, ceiling light point, feature beam and doors to

Bedroom one
With fitted carpet, ceiling light point, electric heater and dual aspect double glazed windows to the front and rear.

Bedroom three
With carpet, single glazed window and opening onto the landing.

Outside
To the front, an iron gate opens onto steps leading down to a small courtyard with access to the front door and side access gate. To the rear a good sized garden mostly laid to lawn with a concrete patio and fantastic views towards open countryside. There are an array ornamental plants and shrubbery bordered by a mix of hedging and fencing. There is a good sized wooden storage shed, a side access gate and lean to. The property is approached via a 7 bar gate opening onto a large stoned driveway with access to the car port/ garage and opening into the good side garden.

Property Services
Mains water and electricity are connected. Private drainage system. Electric heating.

Outgoings
Water and drainage rates are payable.

Directions

From the High Street office in Bromyard, turn left onto Cruxwell St and immediately right, onto the Tenbury Road (B4214). Continue for 5 miles and into Edwyn Ralph. The property has white railings and is to be found on the right hand side.

///roaring.unpacked.offerings

Viewing Arrangements

Strictly by appointment through the Agent.
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.

Tenure & Possession

Freehold - vacant possession on completion.



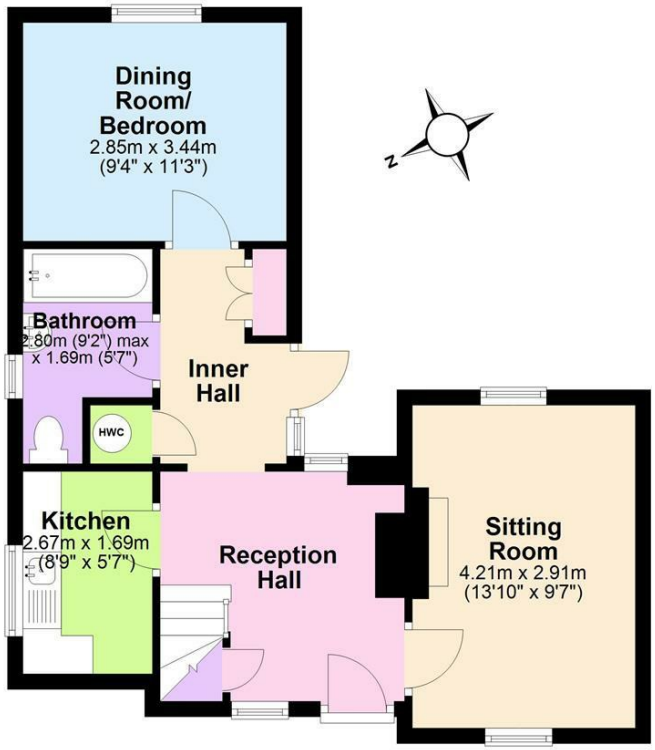






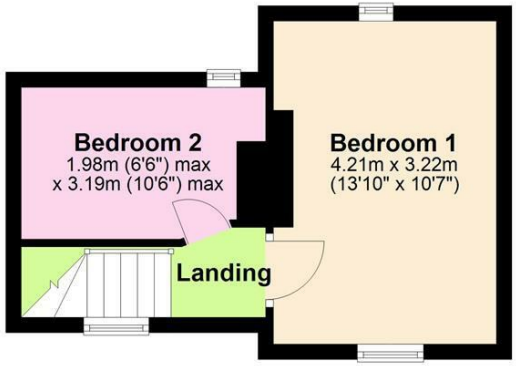
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

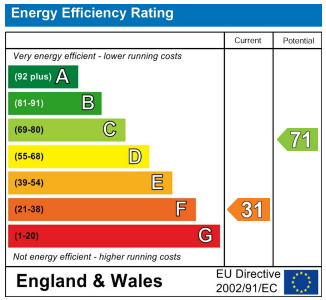
Approx. 22.1 sq. metres (238.0 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 sq. feet)

Hollings Cottage, Edwyn Ralph, Bromyard





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 are advised to recheck the measurements.