

FOR  
SALE



9 Portland Close, Weobley, Hereford HR4 8SQ

£325,000 - Freehold

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## PROPERTY SUMMARY

Grade II Listed property set in historic village setting with amenities on doorstep with 2 large reception rooms, delightful garden, 2 double bedrooms, ample off road parking.

## POINTS OF INTEREST

- *Historic village setting*
- *Close to local amenities*
- *2 Large reception rooms*
- *Delightful garden*
- *2 Double bedrooms*
- *Ample off-road parking*



## ROOM DESCRIPTIONS

**A glazed entrance door leads into the**

### **Reception Hall**

Fitted carpet, small cupboard, panelled radiator, door into the

### **Dining Room**

With central ornate fireplace with LPG gas fire, single glazed window to the front, panelled radiators, fitted carpet, TV point, telephone point and powerpoints.

### **Kitchen**

Comprehensively fitted matching wall and base cupboards with ample worksurfaces, tiled splashbacks, 1½ bowl sink unit, built-in appliances including fridge, freezer, double oven, dishwasher, tumble drier and washing machine, tiled flooring, understairs cupboard, panelled radiator, opaque window to the rear and powerpoints.

### **Sitting Room**

With ornamental fireplace with electric fire, 2 panelled radiators, single glazed window to the front, fitted carpet, TV point, telephone point and powerpoints.

**A carpeted staircase leads to the**

### **Landing**

With Velux rooflight to the rear and the oil fired central heating boiler, panelled radiator, fitted carpet, powerpoint and door to the

### **Master Bedroom**

Range of built-in wardrobes, panelled radiator, fitted carpet, single glazed window to the front, TV point, powerpoints and door to the large En-suite Shower Room with walk-in shower, with walk-in shower, a range of built-in cupboards housing a wash hand-basin, wall mounted heated towel rail, vinyl flooring, WC panelled radiator and built-in linen cupboard.

### **Bedroom 2**

Range of built-in wardrobes, single glazed window to the front, fitted carpet, panelled radiator, powerpoints.

### **Bathroom**

Suite comprising panelled bath, separate shower cubicle, vanity wash hand-basin, WC, panelled radiator, vinyl flooring, Velux roof light.

### **Outside**

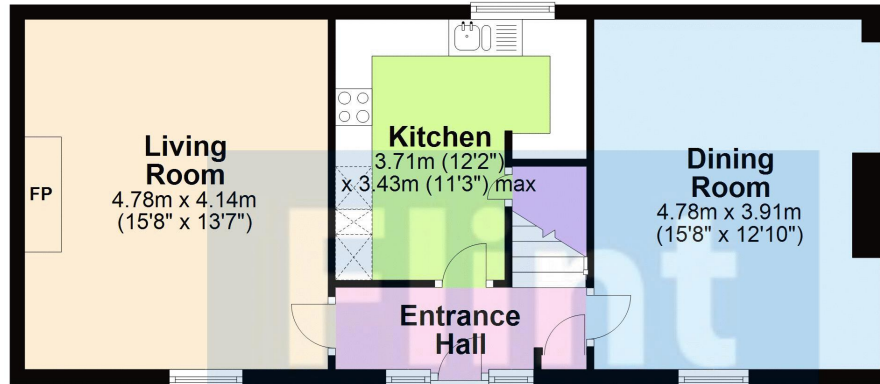
The property is approached from Portland Close via a tarmac driveway providing parking for at least 2 vehicles. A gate then leads up into the front garden with a pathway leading to the front entrance door. The front garden is mainly laid to lawn with a range of attractive and mature flower and shrubs borders. There is a small garden shed and the heating oil tank.

### **Agent's Note**

1. The property does have access rights to the rear to maintain the back of the building but does not own any land to the rear. 2. The property is Grade II Listed.

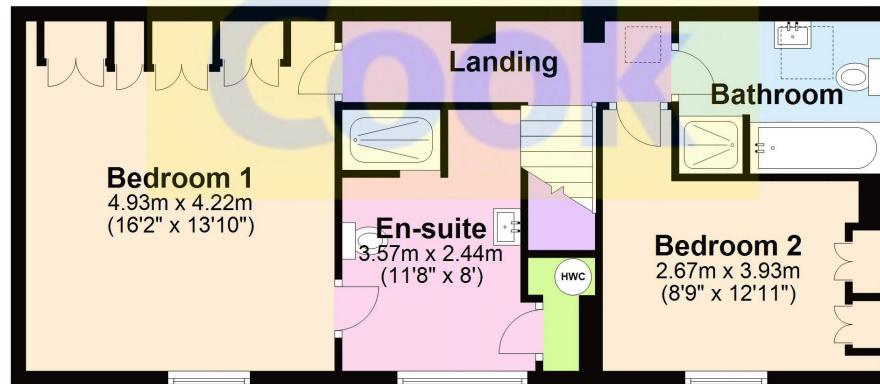
### Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



### First Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>60</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		