

FOR
SALE



Flint
&
Cook

Panson Cottage 191 Holme Lacy Road, Hereford HR2 6ED

£250,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated just off the Holme Lacy Road, on the southern outskirts of the City, a charming 2 bedroom detached cottage offered For Sale with no onward chain. The property has the added benefit of gas central heating, generously sized living accommodation, garage and driveway, wealth of character and we recommend an internal inspection.

POINTS OF INTEREST

- *Southern outskirts of the City*
- *Charming detached cottage*
- *Large living room & fitted kitchen*
- *2 Double bedrooms*
- *Garage & driveway*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and uPVC entrance door through to the

Entrance Hall

Flagstone floor, radiator, large store cupboard (also housing the gas central heating boiler), exposed timbers, Velux style roof-light and door to the

Large Living Room

Flagstone floor, wealth of exposed wall and ceiling timbers, double glazed windows to the front and side aspects with vertical blinds, 2 radiators.

From the Hallway, stairs lead up to the half-landing

With vinyl flooring and door to the

Shower Room

Modern suite comprising large double shower with panelled walls, glazed sliding door and rainwater style showerhead over, wash hand-basin with storage below, wall mirror over, high level flush WC, tiled floor and wall surround for easy maintenance, Velux style roof light, recessed spotlighting, mirror fronted medicine cabinet, ladder style towel rail/radiator and built-in store/airing cupboard with shelving and radiator.

Kitchen/Breakfast Room

With 1½ bowl sink unit and mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, tiled floor, radiator, exposed timbers, recessed spotlighting, ample wall and base cupboards, eye level glass display cabinet, built-in oven and 5-ring gas hob with cookerhood over, space for appliances, double glazed windows to the side with vertical blinds, partially double glazed door to the rear.

First floor landing

Exposed timbers, Velux style window and door to

Bedroom 1

Fitted carpet, 2 radiators, 2 double glazed windows to the front aspect with vertical blinds, wealth of exposed timbers and built-in wardrobe with hanging rail and shelf.

Bedroom 2

Fitted carpet, radiator, wealth of exposed timbers, double glazed window to the rear with vertical blinds and built-in wardrobe with hanging rail and shelf.

Outside

To the front of the property, there is a driveway providing off-road parking facilities leading up to the GARAGE with up-and-over door, power and light points, ample storage space and personal door to the rear. To the front of the property, brick steps lead to an established garden which is enclosed by fencing and hedging to maintain privacy. To the side of the property, there is a raised paved patio area providing the perfect entertaining space with feature tree.

Agent's Note

The property has suffered from previous water ingress and it would be diligent for any potential purchaser to investigate further flooding issues for the future. The current owners have obtained house insurance and further details are available upon request.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band C - payable 2023/24 £1957.66

Water and drainage - rates are payable.

Money laundering regulations

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

Viewing

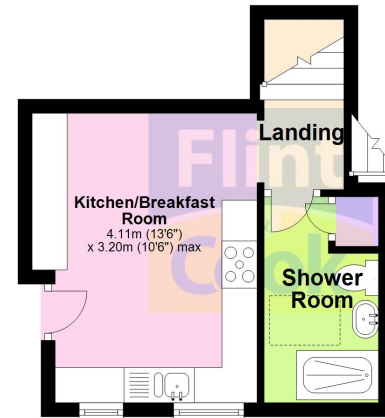
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed south out of Hereford City on the A49 Ross Road, turning left at The Broadleys public house onto Holme Lacy Road. After approximately 1 mile, Panson Cottage is located on the left hand side, as indicated by the Agent's FOR SALE board. What3words - hairspray.diagram.secrets

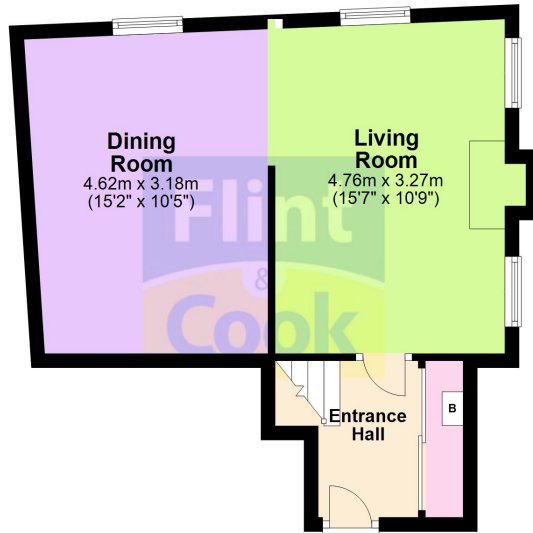
Split Level Ground Floor

Approx. 20.4 sq. metres (219.6 sq. feet)



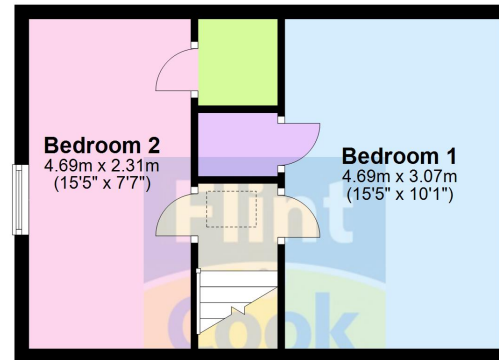
Lower Ground Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.7 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+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			