

FOR  
SALE



Flint  
&  
Cook

2 The Cross, Madley, Hereford HR2 9LP

£225,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location, a 2 bedroom semi-detached period cottage offering ideal first-time buyer/investor accommodation. The property has the added benefit of 2 reception rooms, both with woodburning stoves, 2 double bedrooms, garage, driveway parking, enclosed rear garden with outbuildings. We highly recommend an internal inspection of this property which is more particularly described as follows:-

## POINTS OF INTEREST

- *Semi-detached cottage*
- *Popular village location*
- *2 Bedrooms*
- *Gas central heating*
- *Garage & parking*
- *Garden & outbuildings*
- *Ideal first time buyer/investor accommodation*
- *Requires some modernisation*
- *No onward chain*



## ROOM DESCRIPTIONS

### uPVC front entrance door leading into the

#### Entrance Hallway

Exposed floorboards, radiator, gas central heating thermostat, wooden stairs leading to the first floor, exposed beams, coat storage and doors to

#### Living Room

Exposed floorboards, radiator, dual aspect double glazed windows, feature woodburning stove with tiled hearth and wooden mantel over, wooden skirting boards, 2 feature wall lights and central ceiling light.

#### Dining Room

Exposed floorboards, exposed beams, woodburning stove with stone hearth, wooden mantel and surround, radiator, double glazed window, useful built-in storage cupboard.

#### Kitchen

Fitted with matching wall and base units, ample worksurfaces with tiled splashback, stainless steel sink and drainer, gas hob and oven with extractor over, tiled floor, radiator, 2 ceiling lights, useful storage cupboard and opening into the

#### Utility Area

Tiled floor, storage cupboard housing the fusebox and meters, space and plumbing for washing machine and tumble dryer and double glazed door leading out to the rear.

#### First floor landing

Wooden floorboards, smoke alarm and door to the

#### Bathroom

Feature floorboards, low flush WC, pedestal wash hand-basin, roll-top bath, corner shower unit with electric shower and tiled surround, double glazed window, radiator and small built-in storage cupboard.

#### Bedroom 1

Wooden floorboards, radiator, dual aspect double glazed windows, feature fireplace, double built-in storage cupboards and loft hatch.

#### Bedroom 2

Wooden floorboards, exposed beams, radiator, double glazed window, built-in storage cupboard, feature fireplace.

### Outside

To the rear of the property there is a concrete pathway providing access to the rear outbuilding with access into the GARAGE with up-and-over door and housing the gas central heating boiler and gas meter box. The first outbuilding has a sink with water and electric points and the second outbuilding has electric, a concrete floor and light with concrete steps leading to the remainder of the garden which is enclosed by hedging and fencing and there is a paved patio area, a small pond, a raised decked area with the remainder of the garden laid to lawn with a range of plants and shrubs. To the front, there is a concrete driveway with parking for 2 vehicles leading to the garage and there is an access gate leading into a small courtyard area which is gravelled and enclosed by iron railing.

### Services

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

### Outgoings

Council tax band B - payable 2024/25 £1792.49  
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

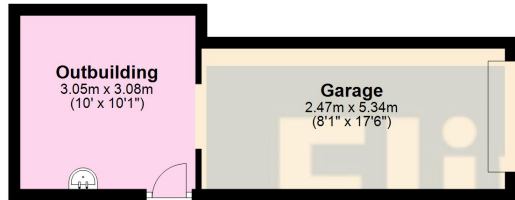
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed out of Hereford City over Greyfriars Bridge taking the 2nd exit at the Asda roundabout onto Belmont Road. At the next roundabout take the 2nd exit on the A465 Abergavenny Road. Continue along this road, taking the right hand turning for Clehonger and Madley and continue for 4 miles and on entering the village of Madley the property is located on the left hand side, as indicated by the Agent's FOR SALE board. What3words - apply.unless.tastings

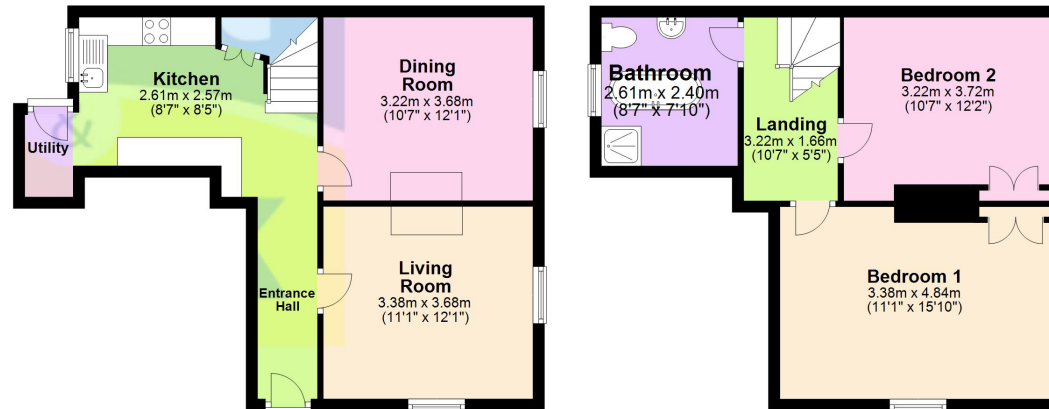
### Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



Total area: approx. 106.2 sq. metres (1142.7 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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</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		
		77
		55
EU Directive 2002/91/EC		