



## EWYAS HAROLD, Herefordshire, HR2 0HX

This property is situated on the edge of this thriving village community with its wide range of amenities and enjoys a pleasant outlook to the rear over farmland under the backdrop of a wooded hill. Ewyas Harold itself is placed midway between the important local towns of Abergavenny and Hereford, each being about 12 miles distant.

### The Semi-Detached Family Home



### NO. 12 CALLOWSIDE

The property is constructed of brick and block-work, standing under a felted and tiled roof. The accommodation, which has the advantage of double glazed windows, oil fired central heating and cavity wall insulation comprises:-

#### On the Ground Floor:

SMALL PORCH      Hardwood front door to  
4'11" x 3'4"



**ENTRANCE HALL** with solid floor, one double panel radiator, telephone point, electricity meter cupboard, stairs leading off with under-stairs cupboard with cloaks hanging space, shelving and power point. Fully glazed small pane door to

**SITTING ROOM**

13'9" x 10'1" av.

with view to front with large window, feature open fireplace with cast iron Art Nouveau design surround and black granite hearth, one double panel radiator, T.V. aerial point and three double power points, central three light electrolier and matching wall lights.



**KITCHEN/ DINING ROOM** 19'11" x 8'5"

an airy room with rear and side aspect, beige ceramic tiled floor, range of cream painted



Shaker style kitchen units comprising base units providing drawer and cupboard space, woodblock pattern working surfaces, tiled to rear, single drainer stainless steel sink unit with vegetable preparation bowl and mixer tap, wall cupboards, ornament shelves, electric cooker panel and recess, cooker hood over, plumbing for automatic washing machine (h & c), refrigerator recess, five double and two single power points, four triple ceiling mounted spot lights.

Wide arch to

**GARDEN ROOM**  
10'2" x 9'1"

enjoying an outlook over rear garden to farmland beyond, ceramic tiled floor, two single panel radiators, stone tiled surface to sills, uPvc wood grain French windows to patio and rear garden.



Stairs to On the First Floor:

**LANDING** L-shaped with one double power point, hatch and loft ladder to insulated and boarded Roof Space having two velux windows and which could perhaps be utilised as a hobby/games room, the main area being 13'6" x 9'6", the height to the centre being 6'6" plus part reduced headroom.

**BEDROOM (1)** 11' x 9'8" (main area) A double room with front aspect, one single panel radiator, three double power points, satellite aerial point, raised and fielded panelled Pine doors to storage Cupboard with fitted shelving.

**BEDROOM (2)** 12'1" x 8'7" Another double room with view over the rear garden to the countryside beyond, one single panel radiator and two double power points.

**BEDROOM (3)** 7'11" x 5'6" plus return 3'7" x 3'3" A single room with view over front garden, fitted carpet, one single panel radiator and one double power point. Overstairs storage cupboard and locker.



**BATHROOM** 7'7" x 5'6" with fully tiled walls in two tone tiles, white suite of panelled bath with shower mixer, "Mira Go" electric shower over, pedestal wash hand basin (h & c), low flush w.c. Heated towel rail/radiator.



## OUTSIDE



The property is chiefly fronted by a tarmacadamed driveway with ample parking for three vehicles, and featuring a gravelled corner area with brick edging. Access is provided to a good sized yard area to the side of the property via a timber pedestrian gate, nearby by is an useful **Garden Shed**, 13'4" x 7' of concrete blockwork construction, timber clad and standing under a felted and tiled roof and with a concreted floor, electric light and power, and housing the oil-fired boiler. Nearby is conveniently situated the 300 gallon oil storage tank. To the immediate rear of the property is a paved patio area with a curved low brick border to the level lawn area.

## SERVICES

Mains electricity, water and drainage are connected. Telephone (subject to British Telecom transfer regulations). Oil fired central heating (the majority of the radiators having thermostatic valves). None of the services, nor any of the fixtures and fittings included in these sale particulars have been tested.

TENURE Freehold.

OUTGOINGS The property is banded in "Band B" for council tax purposes.

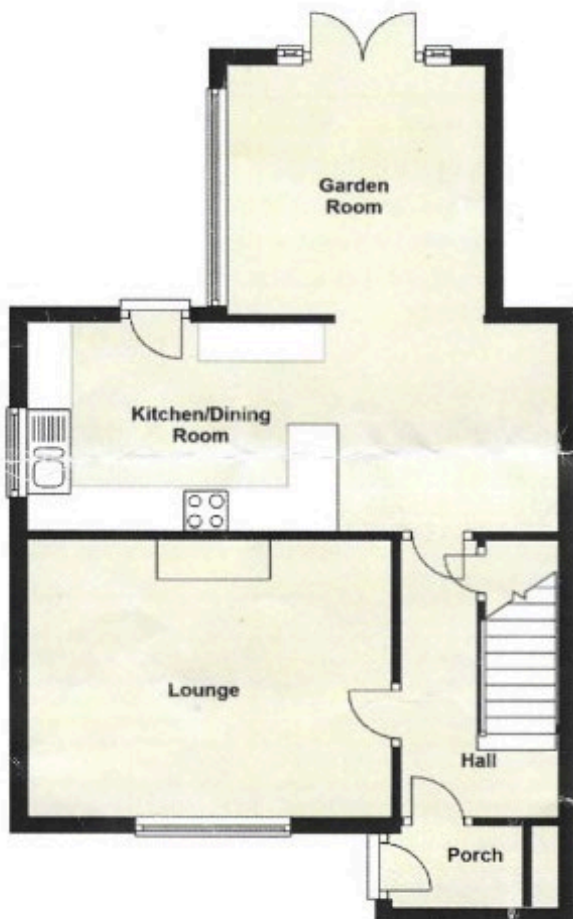
POSSESSION Vacant Possession upon completion. No onward chain.

VIEWING Strictly by appointment through the Sole Agents.

PRICE Offers in the region of £220,000 are invited.

AGENT'S REMARKS Other houses on Callowside have been extended and there would appear to be scope to do such with this property, subject of course, to any required permissions

Ground Floor



First Floor





|  |                           |  |
|--|---------------------------|--|
| 12 Callowside<br>Ewyas Harold<br>HEREFORD<br>HR2 0HX | Energy rating<br><b>D</b> | Valid until: <b>6 November 2032</b><br>Certificate number: <b>6632-3629-5209-0463-1206</b> |
|--|---------------------------|--|

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be C.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80   C    |
| 55-68 | D             | 59   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
 the average energy score is 60

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**IMPORTANT NOTICE**

Nigel Ward & Co. give notice to anyone reading these Particulars as follows:

- a. These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- b. Any area measurements referred to are approximate only.
- c. The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact