



Nigel Ward & Co.

CHARTERED SURVEYOR

LAND & ESTATE AGENT, AUCTIONEER & VALUER

zoopla

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Abbey Dore, In the Golden Valley, Herefordshire.

This property is conveniently situated near the edge of this historic hamlet with its renowned ancient Abbey, yet it is within easy reach of the village of Ewyas Harold (1 ½ miles approx.) with its abundance of amenities and facilities and conveniently placed midway between Hereford and Abergavenny each from there being about 12 miles distant with a diverse range of facilities, the latter having a dual-carriageway linking with the national motorway system.

The property occupies a slightly elevated position commanding some lovely outlooks in this small historic hamlet and enjoys a pleasant rural atmosphere abutting farmland to the side and to the rear.

The Semi-Detached Family Home standing in good sized gardens



NO. 1, SOUTH VIEW

The property is constructed mainly of brick and blockwork construction, part rendered and standing under a tiled roof. The accommodation, which is surprisingly spacious, has the advantage of lovely rural outlooks, oil fired central heating and uPVC double glazing. In need of some modernisation it comprises:



On the Ground Floor:

Storm Canopy
Part glazed uPVC front door to

Small ENTRANCE HALL with stairs leading off. Glazed door through to 4' x 2'9"



SITTING/DINING ROOM 13'6" x 12'5" (Average.)

"L"-shaped, with front aspect, solid floor, tiled fireplace with solid fuel grate, picture rail and vertical blinds. Telephone point, T.V. aerial point, one single panel convector radiator and one double power point.

Glazed door through to **KITCHEN/BREAKFAST ROOM** with a pleasant outlook over the rear garden, solid floor, 15'6" x 7'11" range of wood-grain finished kitchen units comprising base units providing drawer and cupboard space, black granite effect working surfaces, tiled to rear, single drainer stainless steel sink unit with quarter-turn mixer taps, plumbing and recess for automatic washing machine. Oil fired Rayburn cooker providing central heating heat source. Vertical blinds. Electric cooker point, telephone point, fluorescent lighting, one double and one single power points. Door to good sized **Understairs Cupboard**, 8'2" av. x 3' approx., with part reduced headroom, fitted shelving and one single power point.

Door to **Cloakroom** 4'8" x 2'11" off with low flush w.c. and wall-mounted wash hand basin with mixer tap and cupboard under.

From the kitchen a part glazed back door leads through to a **HOBBY/UTILITY ROOM** with solid floor, a sliding rear door to garden and a door to the 13'11" x 8'11" front of the property. One double power point.

View From Bedroom ►



Stairs to **On the First Floor:**

LANDING

18'10" x 2'8"

with hatch to part insulated roof space. **Airing Cupboard** with fitted slat shelving, factory insulated hot water cylinder having an immersion heater installed and circuit from central heating system.



BEDROOM 1 - 14'10"(Av) x 10'4"

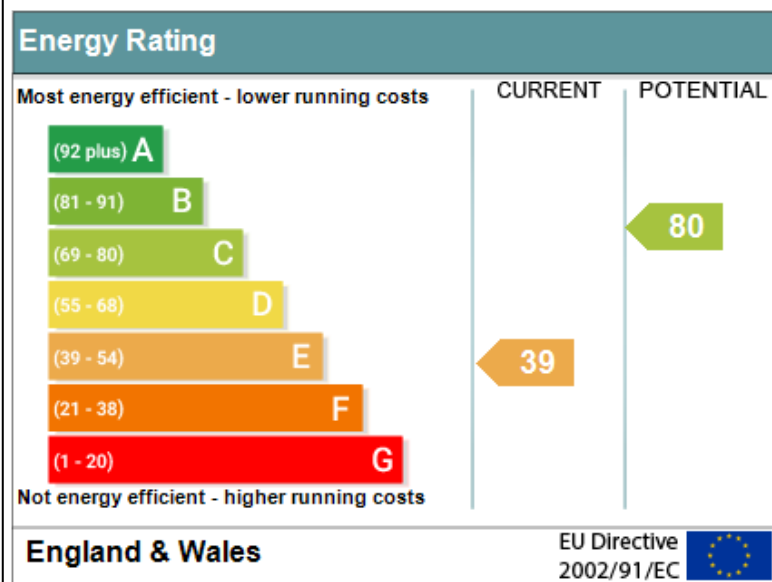
A Double Room with a pleasant outlook over the front garden to farmland beyond. One single panel radiator, bedside two-way string-pull light switch and one double power point. **Recessed Cupboard** 3'1" x 2'9" with small front-facing window.

BEDROOM 2 - 13'10" x 8' 10"

Another Double Room enjoying two aspects, sliding door to wardrobe with hanging and shelf space, one double and one single power points, bedside two-way string-pull light switch and one single panel radiator.



Address: 1 SOUTH VIEW, ABBEYDORE, HEREFORD, HR2 0AB
RRN: 1439-3528-0000-0922-8202



BEDROOM 3 - 12' x 7'

A single room with view to rear, two single power points and bedside two way string pull light switch.

BATHROOM - 6'6" x 5'

with three piece white suite of low flush w.c., wash hand basin (h & c), and panelled bath, both with 1/4 turn taps, tiled to rear.. Marko wall mounted fan heater.



OUTSIDE

The property is approached via a metalled surface driveway flanked by lawn areas with steps and a concrete path leading to the front door. The driveway gives access to the **Attached Carport** 12'8" max. x 14'9" of steel framed construction under a square section sheeted steel roof and part insulated sides, a paved floor and one double power point. Part of the floor; being a raised pathway, gives access to the rear of the property. To the immediate rear of the dwelling is a concreted patio

area with an adjacent timber-built semi-detached **Store Shed** standing under a corrugated iron roof 8' x 18' long adjoining that of the neighbours and having a concrete floor. The Oil storage tank is close-by. The rear garden area, which is surprisingly spacious, is enclosed by fences/hedges, it slopes gently upwards from the dwelling and has great potential for landscaping, it currently comprises a large lawn interspersed with Roses and well-established shrubs.

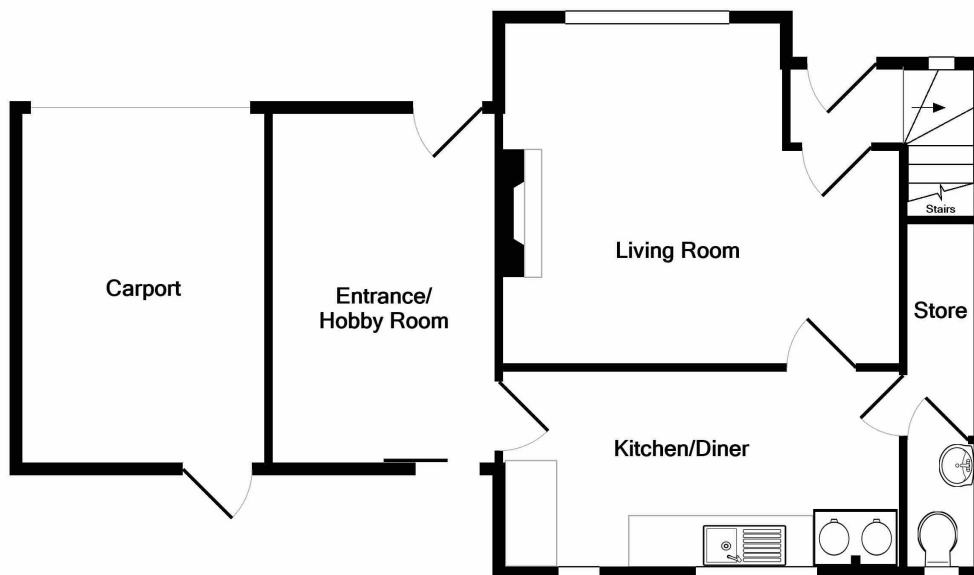


SERVICES Mains electricity and water are connected. Drainage is to a septic tank shared with the other three houses of South View. Telephone (subject to British Telecom transfer regulations). Oil fired central heating. None of the services, nor any of the fixtures and fittings included in the sale and described in these sale particulars has been tested.

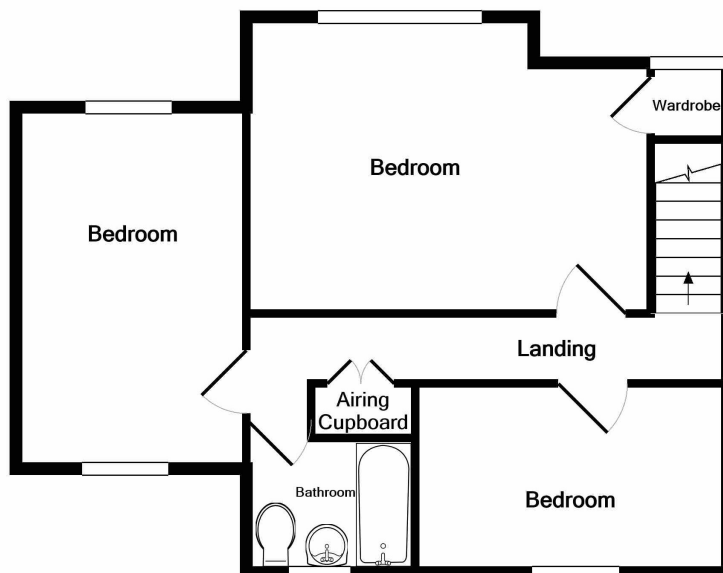
TENURE Freehold.

OUTGOINGS The property is understood to be in Council Tax Band "B".

POSSESSION Vacant Possession will be available upon completion, here being no onward chain.



Ground Floor



1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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VIEWING Strictly by appointment through our office.

PRICE Offers in the region of £295,000 are invited.

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

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