



House - Detached - Freehold

# HOLLINGS COTTAGE EDWYN RALPH, HR7 4LX

## £295,000

### FEATURES

- Sold with no onward chain.
- Detached cottage
- 2/3 bedrooms
- Driveway parking
- Good sized garden & fantastic countryside views
- Requires modernisation throughout



# 2 Bedroom House - Detached located in Edwyn Ralph

## Ground floor

With canopy porch and uPVC entrance door leading into the

## Entrance hall

With fitted carpet, ceiling light point, night storage heater, double glazed windows to the front aspect, single glazed window to the rear, electric fuse box and meter, carpeted stairs leading up with useful understair storage cupboard, doors to the lounge and kitchen and opening into the

## Living room

With fitted carpet, ceiling light point, night storage heater, dual aspect double glazed windows to the front and rear aspects with views towards open countryside and feature fireplaces with brick surround and tiled hearth.

## Kitchen

Fitted with base units with work surface over, single glazed window, space and plumbing for washing machine and space for an electric cooker, tiled floor, ceiling light point and wall mounted fuse box.

## Inner hallway

With fitted carpet, ceiling light point, airing cupboards housing the water tanks and fitted shelving, a useful double storage cupboard, double glazed windows and door to the outside, doors then lead to the

## Bathroom

Three piece suite comprising panelled bath with part tiled surround, low flush w/c, wash hand basin, single glazed window, heated towel rail and fitted carpet.

## Bedroom 2/ Reception room

With fitted carpet, ceiling light point, night storage heater and double glazed window to the rear with fantastic countryside views.

## First floor landing

With fitted carpet, double glazed window to the front aspect, ceiling light point, feature beam and doors to

## Bedroom one

With fitted carpet, ceiling light point, electric heater and dual aspect double glazed windows to the front and rear.

## Bedroom three

With carpet, single glazed window and opening onto the landing.

## Outside

To the front, an iron gate opens onto steps leading down to a small courtyard with access to the front door and side access gate. To the rear a good sized garden mostly laid to lawn with a concrete patio and fantastic views towards open countryside. There are an array ornamental plants and shrubbery bordered by a mix of hedging and fencing. There is a good sized wooden storage shed, a side access gate and lean to. The property is approached via a 7 bar gate opening onto a large stoned driveway with access to the car port/ garage and opening into the good side garden.

## Property Services

Mains water and electricity are connected. Private drainage system. Electric heating.

## Outgoings

Water and drainage rates are payable.

## Directions

From the High Street office in Bromyard, turn left onto Cruxwell St and immediately right, onto the Tenbury Road (B4214). Continue for 5 miles and into Edwyn Ralph. The property has white railings and is to be found on the right hand side.

///roaring.unpacked.offerings

## Viewing Arrangements

Strictly by appointment through the Agent.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Money Laundering

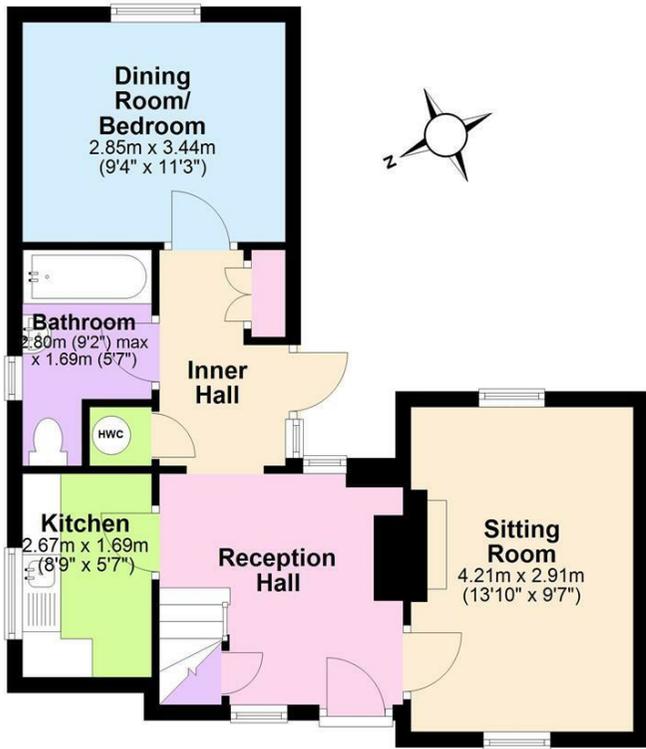
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## Tenure & Possession

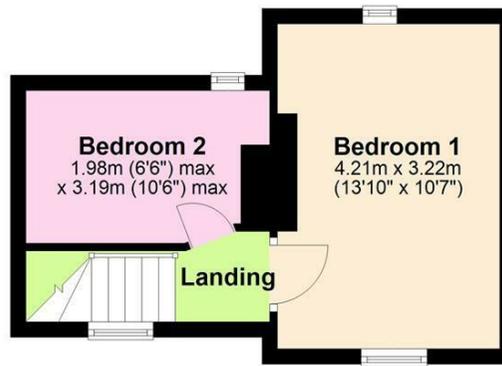
Freehold - vacant possession on completion.



**Ground Floor**  
Approx. 47.0 sq. metres (506.0 sq. feet)



**First Floor**  
Approx. 22.1 sq. metres (238.0 sq. feet)



Total area: approx. 69.1 sq. metres (744.0 sq. feet)  
**Hollings Cottage, Edwyn Ralph, Bromyard**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

