



2 RHUBARB PATCH

TEDSTONE WAFRE, BROMYARD HR7 4PP

£325,000
FREEHOLD

In an unspoilt rural location with lovely views across adjoining farmland, a spacious 2-bedroom Cedar Lodge with extended living accommodation, ensuite shower room, central heating, double-glazing, attractive garden and ample parking.

Tedstone Wafre is just over 3 miles from the historic town of Bromyard, which offers a range of shopping, schooling and recreational amenities. The cathedral cities of Hereford and Worcester are also within easy motoring distance. Viewing is highly recommended.



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- Extended wooden Lodge
- Central heating, double-glazing
- 2 bedrooms (1 en-suite)
- Glorious rural location
- Decking balcony
- Far-reaching views
- Enclosed gardens
- Ample off-road parking



Entrance hall

Carpet, coat hooks, door to

Kitchen

Fitted with base and wall units, worksurfaces, space for upright fridge/freezer, space with plumbing for washing machine, electric AGA, overhead extractor, sink unit with boiling water tap, window, tile-effect floor covering, open access to the

Dining/Living Room

Radiator, coved cornices, carpet, 4 windows with lovely far-reaching views, door to decked seating/bbq area, open-plan to the

Sitting Room

Carpet, TV aerial point, French doors to the garden, 2 windows, coved cornices.

Bathroom

White suite including bath with mains shower fitment over, wash basin and WC, shaver point, part-tiled walls, extractor, vinyl floor covering, radiator, window.

Bedroom 1

Carpet, radiator, window, fitted wardrobe, door to en-suite shower room with vanity wash basin, shower cubicle with mains fitment, WC, extractor, heated towel rail, vinyl floor covering.

Bedroom 2

Radiator, window to side, carpet, built-in double wardrobe.

Outside

The property is approached over a shared, gravelled driveway with ample off-road parking. There is a raised decking area commanding lovely views over the surrounding countryside. The garden is fully enclosed and includes paved and gravelled seating areas, borders with mature shrubs, a Shepherd's Hut and lawn. There is a good-size wooden storage shed.

Services

Mains electricity and water are connected. Private, shared, drainage system. LPG central heating.

Outgoings

Water - metred supply

Viewing Arrangements

Strictly by appointment through the Agent (01885)488166

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.

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EPC Rating: **Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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/tenants are advised to recheck the measurements

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