



6 CALLOWSIDE EWYAS HAROLD, HEREFORD HR2 0HX

£209,950
FREEHOLD

This spacious two bedroom semi-detached property is pleasantly located within the highly favoured village of Ewyas Harold which lies between the cathedral city of Hereford (12 miles) and the market town of Abergavenny (13 miles). Ewyas Harold is a thriving village within which there are two public houses, a doctor's surgery, a vets, post office, butchers, church, primary school and a sports playing field.

The property is ideal for first time buyers or a young family and has oil fired central heating, double glazing, ample off road parking and a manageable, enclosed rear garden. A viewing is highly recommended.



6 CALLOWSIDE

- Sought after village location
- Ideal for a first time buyer
- Two double bedrooms
- Semi detached house
- Oil fired central heating & double glazing
- Gated driveway & gardens



Ground Floor

With entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light point, carpeted stairs leading up, radiator, electric meter and door leading into the

Living Room

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, feature stone fireplace surround with tiled hearth and door into the

Kitchen/Dining Room

A modern fitted kitchen with matching wall and base units, ample work surface space with tiled splash backs, sink and drainer unit, freestanding cooker with cooker hood over, under counter space for dishwasher, fitted breakfast bar with tiled splash backs, space for freestanding fridge/freezer, ample space for dining table, useful pantry cupboard, dual aspect double glazed windows to the side and rear with a door leading into the

Rear Porch

With vinyl flooring, double glazed door to the front, space for coat and shoe storage and door leading into the

Utility

With fitted work surface, single sink unit, under counter space for washing machine and tumble

dryer, ceiling light point, glazed window and door into the

Downstairs Toilet

With low flush w/c, floor mounted oil boiler, useful storage space.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, airing cupboard, double glazed window and doors to

Bedroom One

With fitted carpet, large double glazed window to the front aspect, ceiling light point, radiator, built in single cupboard, useful over stair storage cupboard with ample space for further wardrobes.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, built in storage cupboard with wooden shelving.

Bathroom

A modern white suite comprising panelled bath with mains fitment rainfall shower head over with fully tiled surround, vanity wash hand basin, low flush w/c, radiator, double glazed window.

Outside

The property is approached over a dropped curb leading to a gated driveway offering secure off road parking, this opens onto a good sized lawned garden

with outside wooden storage shed leading to the rear of the property where there is a low maintenance stoned garden.

Directions

From Hereford proceed towards Abergavenny on the A465 into Pontrilas and the turn Right to Ewyas Harold, continue over the bridge following the road around to the right towards Hay-on-Wye and then turn right, take the first right signposted for Callowside and the property is situated a short distance down on the right hand side.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.
Oil-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

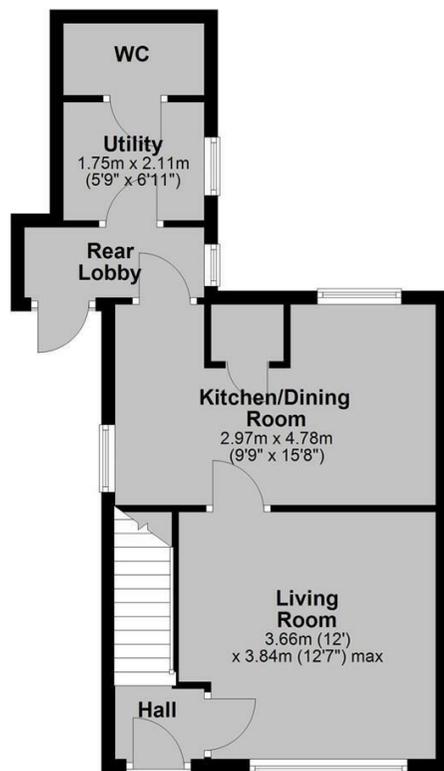
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

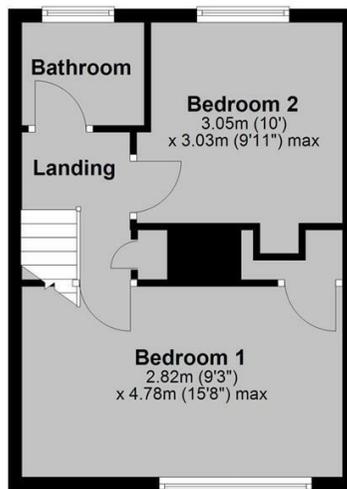
6 CALLOWSIDE



Ground Floor

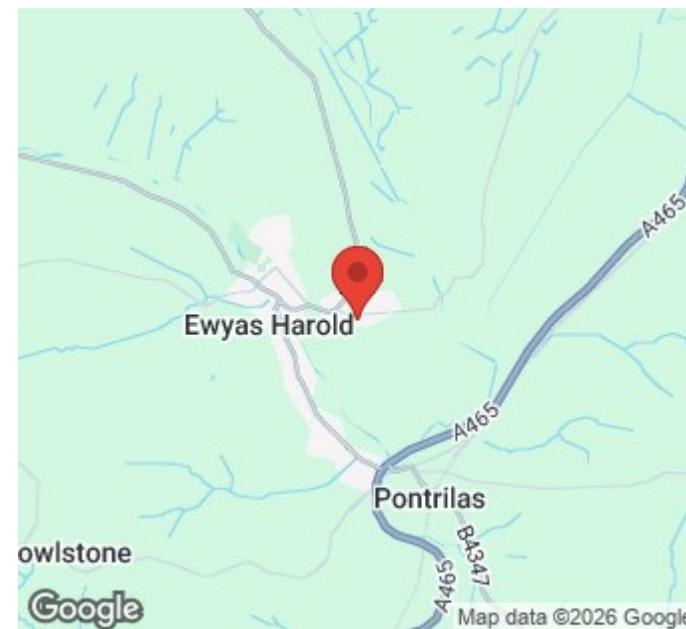


First Floor



Total area: approx. 74.0 sq. metres (796.4 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: B

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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