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The Niche 6 Church Road, Eardisland, HR6 9BP. £325,000

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Eardisland
HR6 9BP**

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PROPERTY FEATURES

- **An Extended Character Cottage**
- **2 Bedrooms**
- **Sitting Room**
- **Boarder Oak Dining Room**
- **Fitted Kitchen**
- **Modern Shower Room**
- **Parking For Vehicles**
- **Cottage Style Gardens**
- **Village Location**



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Situated in the popular and sought after Black & White village of Eardisland, an extremely well presented and extended character cottage offering double glazed accommodation to include a sitting room with fireplace, a modern kitchen, an impressive dining room, 2 bedrooms, modern fitted shower room and outside a secure driveway with parking for vehicles and a good size cottage style garden. Eardisland is a most attractive village and part of the Herefordshire Black & White Trail and has a village having a tea rooms, community shop, church and pubs. Only a short drive away is the market town of Leominster offering a good range of shops, supermarkets, schools and a train station.

The property is an extended and recently modernised character cottage. A stable door opens into the kitchen, having solid wood working surfaces with an inset Belfast sink unit with cupboard under and the working surfaces continue with base units of cupboards and drawers. There is a planned space for an electric cooker with a stainless steel splashback, space and plumbing for a washing machine and also a feature solid fuel Rayburn. The kitchen has a matching larder unit with cupboards and drawers, 2 double glazed windows to front, inset lighting, an exposed ceiling timber and under floor heating. A latch and lever door opens from the kitchen into a large understairs storage cupboard housing a modern water cylinder. An archway from the kitchen leads into a most impressive dining room giving a sociable cooking and dining area.

The dining room is a Boarder Oak timber framed extension and has a vaulted ceiling with exposed wall and ceiling timbers, under floor heating, ample room for a family size dining table, wide French doors opening out to a rear patio and 2 double glazed.

From the kitchen a latch and lever door opens into the sitting room.

The sitting room has a feature Inglenook fireplace with an inset wood burning stove standing on a raised tiled hearth and a heavy lintel over. The sitting room has engineered

oak flooring throughout, ceiling and wall timber, a modern wall mounted electric radiator and French doors opening to the side of the property.

A staircase rises from the sitting room up to an attractive first floor landing area having exposed wall and ceiling timbers and latch and lever doors off to the bedrooms and shower room accommodation.

Bedroom one is a characterful room with exposed ceiling and wall timbers, double glazed window to front and a modern electric heater.

Bedroom two. The maximum measurement is taken to the front of a built-in wardrobe fitment with hanging and shelving, also a double glazed window to side, exposed ceiling and wall timbers and a modern electric heater.

The shower room has a modern suite to include a large walk-in shower cubicle with a mains fed shower over and tiled splashback, there is also a low flush W.C. and a wash hand basin with vanity unit under. The shower room has under floor heating, frosted double glazed windows to side and exposed ceiling and exposed ceiling and wall timbers.

OUTSIDE.

The property is situated in an attractive and tucked away position along Church Road, just off Eardisland village centre with gated access to the front onto a courtyard driveway with parking for vehicles, also an outside cold water tap and access to the gardens.

GARDEN.

The garden has a slabbed patio seating area enjoying the daily sunshine, wood store, useful timber built storage shed and steps leading up to the main garden. The good size and private garden is laid to lawn with shrub borders and has a wildlife pound.

SERVICES.

The property has mains water, private drainage, under floor and modern electric radiators for heating, mains electricity and telephone subject to BT regulations.

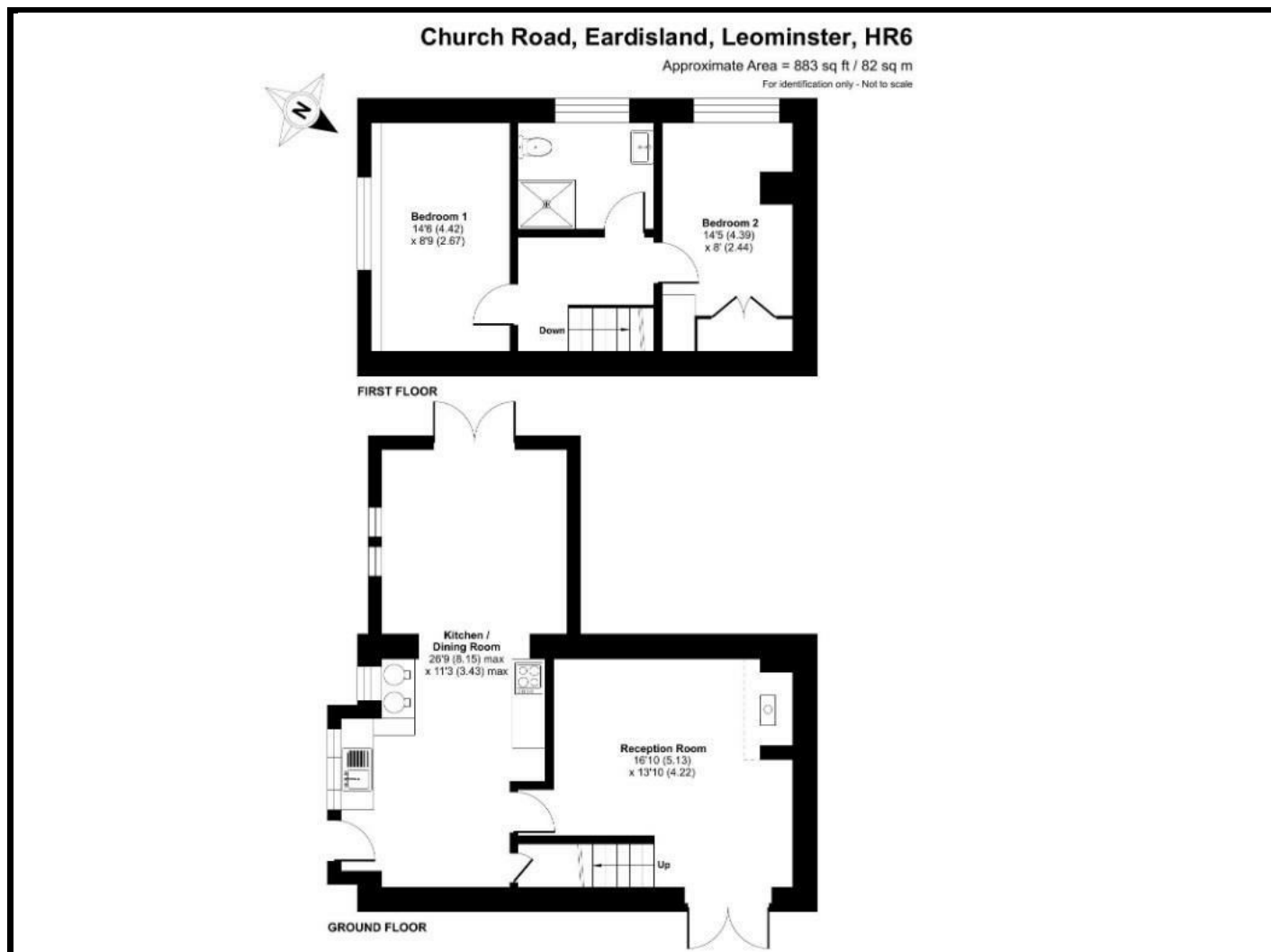
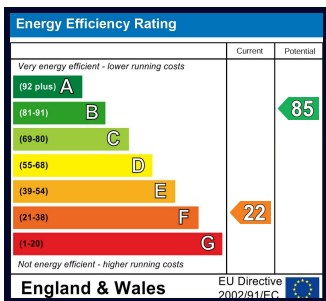


ROOMS AND SIZES

Kitchen	4.42m x 3.76m (14'6" x 12'4")
Dining Room	3.66m x 3.43m (12' x 11'3")
Sitting Room	4.45m x 4.17m (max) (14'7" x 13'8" (max))
Bedroom One	4.47m x 2.34m (14'8" x 7'8")
Bedroom Two	3.76m x 2.46m (max) (12'4" x 8'1" (max))

PROPERTY INFORMATION

Council Tax Band - B
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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