



**JonathanWright**  
estate agents



**2 Glebe Cottages , Eardisland, Herefordshire HR6 9BD. Offers In The Region Of £264,500**

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HR6 9BD**

**Offers In The Region Of £264,500**

### **PROPERTY FEATURES**

- **An Attractive Terraced Cottage**
- **2/3 Bedroom**
- **Lounge**
- **Kitchen/dining Room**
- **Sun Room**
- **Utility Room/W.C.**
- **Shower Room**
- **Private Rear Garden**
- **Driveway With Parking and Carport**
- **Village Location**

**To view call 01568 616666**





Situated in the sought after and picturesque black and white village of Eardisland, an attractive and surprisingly spacious cottage offering double glazed and gas fired centrally heated accommodation to include an enclosed porch, lounge with wood burning stove, well fitted kitchen/dining room, rear sunroom, ground floor cloakroom/utility, 2/3 bedrooms, shower room and outside a lawned garden to front, a private and secure cottage style garden to rear, driveway with parking for a vehicle and a carport providing additional covered parking. Eardisland is a popular village and is part of the Herefordshire Black And White Trail. The vibrant village has 2 Inns, tea rooms and beautiful riverside walks. The market town of Leominster is only a short drive away with further amenities to include shops, schooling and a train station.

A glazed panelled entrance door opens into an enclosed porch having a window to front and a door opening into the lounge.

The good size lounge has a UPVC double glazed window to front with an attractive view over neighbouring fields, also a fire place with a wood burning stove standing on a raised hearth with a brick surround and mantle shelf over. The lounge has wall lighting, plenty of power points and a useful understairs area.

From the lounge a door opens into the well fitted kitchen/dining room having a working surface with an inset sink unit with cupboards under and planned space and plumbing for a dishwasher. The working surfaces continue with base units to include cupboards and drawers and built into the working surface is a gas hob with a stainless steel extractor hood with light over and an electric fan assisted oven under. The kitchen has a range of eye-level cupboards, glass fronted display cabinets, room for an upright fridge/freezer, inset lighting, ample room for a family size dining table, window to rear and a door into a useful understairs storage cupboard. From the kitchen/dining room a door opens into a rear sunroom having bi-fold doors opening out to a rear patio, power and lighting.

From the sunroom a door opens into a cloakroom/utility having a low flush W.C, wash hand basin with vanity unit under. There is also a working surface, space and plumbing for a washing machine, a frosted double glazed window to rear, and a heated towel rail. Situated in the cloakroom/utility is a Worcester Green Star RI gas fired boiler heating hot water and radiators as listed.

From the lounge a staircase rises up to the first floor landing having an inspection hatch to the loft space above and doors off to the bedroom accommodation. Bedroom one has a UPVC double glazed bay window to rear with an attractive view over gardens and doors into under eaves storage.

Bedroom two has a UPVC double glazed window with attractive view to front over fields and built into either side of a chimney breast are 2 built-in wardrobe fittings.

Bedroom three would make an ideal office or a child's room having a UPVC double glazed window to front with an attractive outlook and built-in shelving. From the landing a door opens into the shower room having a shower cubicle with an electric shower over, wet walling to splashbacks, low flush W.C and a wash hand basin with vanity unit under. The shower room has a frosted double glazed window to rear, extractor fan, built-in shelving and a door into under eaves storage and a vanity light with shaver socket.

#### OUTSIDE.

The property is well positioned within the sort after village of Eardisland and has pedestrian gated access to the front with a pathway leading to the front door. There is also a lawned garden to front, a patio seating with lovely views area and hedging to boundaries. Set to one side of the terrace is a driveway with access rights to the rear of 2 Glebe Cottages, where there is a driveway with parking for a vehicle and also a substantial carport providing additional sheltered parking for a further vehicle.

#### REAR GARDEN.

The property has a good size cottage style garden with a large patio area with outside lighting, an outside cold water tap and power points. The main garden is laid to decorative stone and to the rear is a timber built storage shed and gated access to the driveway and carport. The rear garden has new fences to boundaries

#### SERVICES.

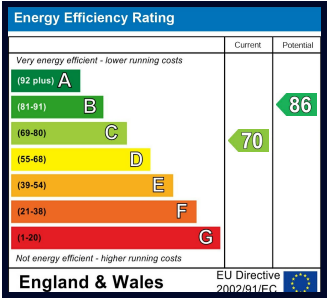
Mains Water, mains electricity, private drainage, gas central heating and telephone subject to BT regulations.

# ROOMS AND SIZES

|                             |                                          |
|-----------------------------|------------------------------------------|
| Porch                       |                                          |
| Lounge                      | 4.88m x 4.78m (16' x 15'8")              |
| Kitchen/Dining Room         | 4.80m x 3.58m (15'9" x 11'9")            |
| Sunroom                     | 3.56m x 2.26m (11'8" x 7'5")             |
| Cloakroom/Utility Room/W.C. |                                          |
| Bedroom One                 | 3.43m (max) x 2.92m (11'3" (max) x 9'7") |
| Bedroom Two                 | 2.87m x 2.51m (9'5" x 8'3")              |
| Bedroom Three/Office        | 1.96m x 1.88m (max) (6'5" x 6'2" (max))  |
| Shower Room                 |                                          |
| Rear Garden                 |                                          |

# PROPERTY INFORMATION

Council Tax Band - C  
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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