



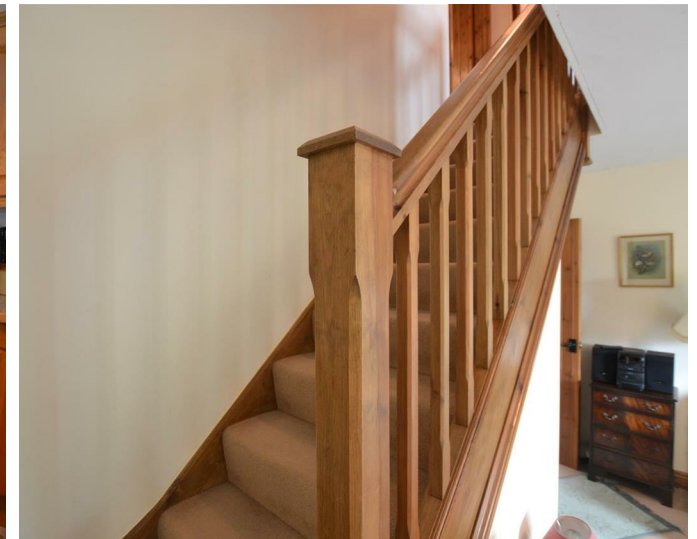
**4 Upper Court, Luston, Herefordshire HR6 0AP. No Onward Chain £250,000**

**4 Upper Court  
Luston  
Herefordshire  
HR6 0AP**

**No Onward Chain £250,000**

### **PROPERTY FEATURES**

- Terraced Half Timbered Cottage
- Grade 2 Listed
- 2 Bedrooms
- Sitting Room
- Kitchen/Breakfast Room
- Bathroom
- Ceiling & Wall Timbers
- Secure Rear Garden
- 2 Allocated Parking Spaces
- Village Location



**To view call 01568 616666**



**JonathanWright**  
estate agents



Upper Court is a select development of half timbered barn conversions and is situated on the edge of the pretty village of Luston in a quiet position with well presented living accommodation being double glazed with a reception hall, sitting room, kitchen/breakfast room, 2 half timbered bedrooms, bathroom with shower over, gardens to both front and rear and private designated parking for 2 motor vehicles. The property is offered for sale with no-ongoing chain and viewing is strictly by prior appointment with the selling agents. Details of 4 Upper Court, Luston are further described as follows:.

The property is a terraced half timbered cottage under a clay tiled roof. Outside lighting and an entrance door opens into a reception hall giving access into the sitting room.

The sitting room has an exposed timber, lighting, power, under stairs cloaks cupboard, night storage heater, window to rear and a door opening onto the rear gardens.

From the reception hall a door opens into the kitchen/breakfast room.

The kitchen/breakfast room has an inset, stainless steel, single drainer sink unit and working surfaces with base units under of cupboards and drawers. There is an inset Ariston electric hob, fan assisted electric oven with grill under and an extractor hood with light over. There is space and plumbing for a washing machine, room for a fridge and freezer, tiled splashbacks including a window sill with a window overlooking pretty gardens to front. The Kitchen/dining room has matching eye level cupboards, night storage heater, lighting and room for a breakfast table and chairs.

From the sitting room a staircase turns and rises up to the first floor landing having lighting, inspection hatch to the partly

boarded roof space above and doors off to bedrooms.

Bedroom one has some lovely exposed wall and ceiling timbers, window to front, electric panel convector heater and lighting.

Bedroom two also has lovely exposed wall and ceiling timbers, Velux roof light, ceiling light, convector heater and a door opening into an airing cupboard with a Factory insulated hot water cylinder and immersion heater.

Off the landing a door opens into the bathroom having a suite in white of a panelled bath with handgrips, and a Triton electric shower over, a built-in vanity wash hand basin and a mirror and lighting over . There is a low flush W.C, tiling to splashbacks, exposed wall and ceiling timbers, Velux roof light and a downflow electric heater.

#### OUTSIDE.

The property is approached to the front with an opening gate giving access across a cottage style flagged pathway with pretty lawned gardens to either side. There are floral and shrub borders, hedging and steps up to the front door.

#### REAR GARDEN.

The garden to rear is private, having a patio area, gravelled garden for easy maintenance, shrubs and garden borders and a brick built garden shed with a clay tiled roof. There is also a timber built garden shed for garden implements.

#### SERVICES.

Mains electricity, mains water and mains drainage.

## ROOMS AND SIZES

Reception Hall

Sitting Room 3.91m x 3.81m (12'10" x 12'6")

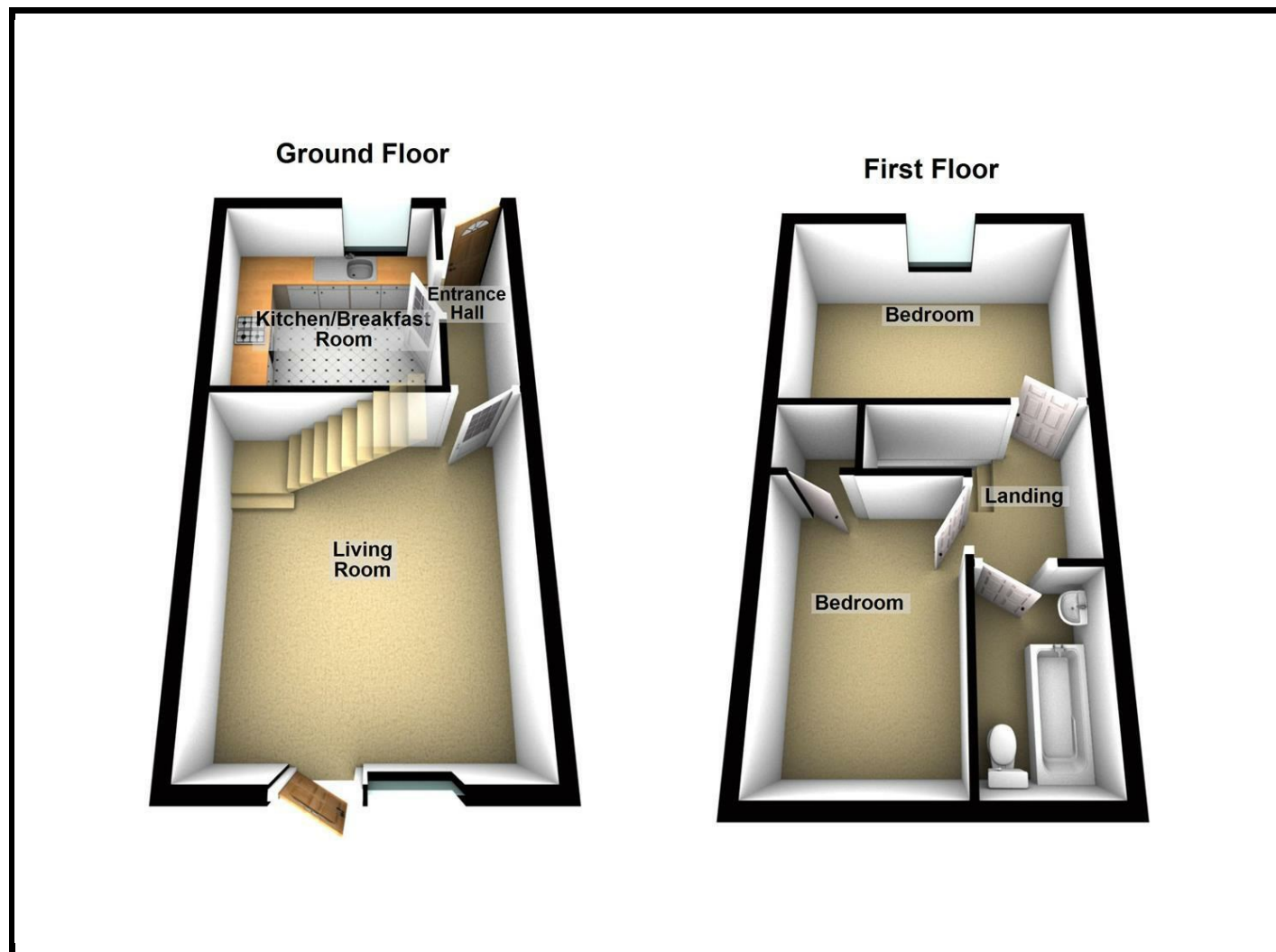
Kitchen/Breakfast Room 2.90m x 2.84m (9'6" x 9'4")

Bedroom One 3.96m x 2.84m (13' x 9'4")

Bedroom Two 3.48m x 2.31m (11'5" x 7'7")

Bathroom

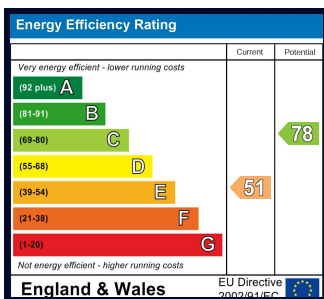
Rear Garden



## 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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.