



7, Archenfield, Hereford, HR2 9NS  
Price £260,000

**COBB  
AMOS**  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# 7 Archenfield Hereford

A wonderful opportunity to purchase this updated family home within a village cul-de-sac location.

With three bedrooms and bathroom to the first floor, living room, kitchen/breakfast room and conservatory on the ground floor which are all double glazed and gas centrally heated.

Located in a quiet cul-de-sac within the popular village of Madley, this delightful end terrace house on Archenfield has many nearby amenities and also has ample driveway parking, and good sized rear gardens.

TO ARRANGE YOUR VIEWING PLEASE CALL 01432-266007

- End of terrace family home
- Three bedrooms
- Popular village location
- Large conservatory
- Kitchen/breakfast room
- Separate living room
- Ample driveway parking
- Enclosed landscaped garden
- Gas central heating
- Viewing highly recommended

## Material Information

**Price** £260,000

**Tenure:** Freehold

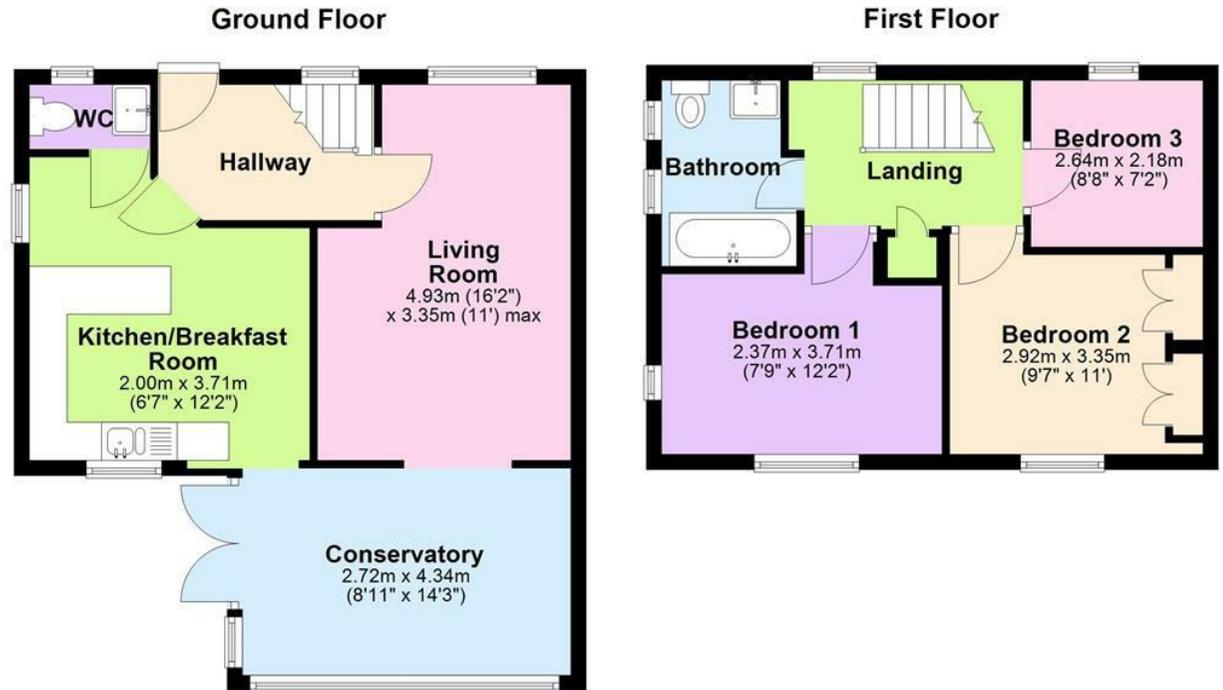
**Local Authority:** Herefordshire Council

**Council Tax:** D

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Please note that the dimensions stated are taken from internal wall to internal wall.



*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Dimensions

Living room 16'02" max 12'07" min x 11'0" max 8'02" min  
Breakfast Kitchen 15.11" max 12'05" min x 12'02" max  
Conservatory 14'03" max x 8'11" max  
Bedroom 1 12'02" max x 10'5" max  
Bedroom 2 12'03" max, 8'08" min x 8'08" to wardrobe  
Bedroom 3 8'08" max x 7'02" max

## Property Description

The property is entered via a double glazed door into the hallway where there are doors off to living room and kitchen/breakfast room and stairs to first floor. The living room has double glazed window to the front, wood effect flooring with a woodburner with a wooden mantle. The kitchen/breakfast room has dual aspect double glazed windows to side and rear, a breakfast bar, with white shaker style base and wall units, butcher block effect wood tops, slate effect flooring, Richmond Range 2 1/2 oven with induction hob, Worcester boiler, space for washing, tumble drier and American size fridge freezer, integral half size dishwasher with wine cooler. The W.C has double glazed window to the front, corner wash hand basin unit, the large Conservatory has double glazed windows to side and rear and double opening doors to side, wood effect flooring.

Carpeted stairs rise from the hallway to the first floor landing with access to the loft hatch and doors leading off to all 3 bedrooms, family bathroom and storage cupboard. The bathroom has dual aspect double glazed windows to the front, double ended bath with shower over, full tiled walls and white wood effect flooring. Bedroom 1 has dual aspect double glazed windows to side and rear, wood effect flooring, open wardrobe system. Bedroom 2 double glazed window to rear, wood effect flooring and triple wardrobe. Bedroom 3 double glazed window to front, wood effect flooring.

## Garden & Parking

The property is approached via a block paved driveway that provides ample parking for several cars. To the front of the property is a wall surrounding the lawn with a path to the front door, a side gate gives access to the rear. The rear garden has a blocked paved patio to the side of the property, leading to a lawned area, fish pond and stepping stones to a rear raised decking and garden shed, wooden fencing surrounds the garden.

## Location

Madley is a small village that lies on the B4352 road approx 7 miles from Hereford city centre. There is a Church, The Red Lion pub, Stable cafe, shop and Post office and Madley primary school. The next village in Clehonger there is also a primary school and village hall.

## Services

Mains water, drainage & electric are connected to the property.

## Broadband

Broadband Download Upload Availability  
Standard 20 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 900 Mbps 900 Mbps Good  
Networks in your area - Openreach and Airband

## Indoor & Outdoor Mobile Coverage

Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

## Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

## DIRECTIONS

From the office leave Hereford on the A465 Abergavenny Road, go straight over the roundabout with Tescos on the right and take the second right signposted Clehonger and Madley. Continue through the village of Clehonger, when you arrive in Madley continue past The Red Lion, the school and the village hall and take the next left into Archenfield where the property is on the left.



