



4, Eastfield, Eardisley, HR3 6PF  
Price £199,999



# 4 Eastfield Eardisley

The opportunity to purchase a modern two bedroom end of terrace house in the charming and picturesque village of Eardisley, which is surrounded by beautiful Herefordshire countryside, yet within convenient access of Kington, Hay-On-Wye, Leominster and Hereford.

THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN - CALL 01432 266007 TO BOOK YOUR VIEWING.

- 2 Bedroom Modern House
- Popular Village Location
- Parking for 2 Vehicles at front of the Property
- Enclosed & Private Rear Garden
- Downstairs Cloakroom
- Conservatory
- Village with Amenities
- NO ONWARD CHAIN

### Material Information

**Price** £199,999  
**Tenure:** Freehold  
**Local Authority:** Herefordshire  
**Council Tax:** B  
**EPC:** D (68)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### Introduction

A modern two bedroom end terrace home in a popular village. The accommodation has oil fired central heating, with a recently fitted Worcester boiler, and comprises of a good sized living room with the added benefit of a conservatory and downstairs cloakroom. Outside you have an enclosed and private rear garden and two parking spaces directly in front of your property. This property would make an ideal first time buy or if you are looking to downsize and there are countryside walks to enjoy all around you, whilst living in a village that has amenities.

### Property description

The front door takes you into a hallway with door to a fitted cupboard housing the Worcester boiler, a further door is to the cloakroom that has a toilet and wash hand basin. The kitchen is the other side of the hallway and has a window to front, wall and base units with drawers under worktops, stainless steel sink and drainer inset. Built in double electric oven and induction hob with extractor fan over, integrated fridge/freezer and dishwasher, space for washing machine. Door in to the living room that has stairs to the first floor, fireplace with late hearth and wood burning stove inset, window and French doors overlooking and leading you in to the conservatory which has windows and fitted blinds to either side and rear and French doors overlooking and leading you in to the rear garden.

From the living room carpeted stairs lead to the first floor landing with loft access and airing cupboard housing a radiator and slatted shelving. Bedroom one has a double glazed window to the front, fitted wardrobes with hanging space and shelving and further fitted cupboards to either side of and over the bed. Bedroom 2 has a double glazed window to the rear, fitted wardrobes and raised fitted cupboards over the bed. The shower room features a corner walk in shower cubicle, toilet and wash hand basin, tiled walls and extractor fan.

### Garden & Parking

The rear garden is enclosed by fencing and has gated side access. There is a paved patio area, lawn and flower and shrub borders which also shield the oil tank from view.

To the front of the property is a small front garden given privacy with wooden fencing to the front and access to the side and rear of the property via a wooden gate. There are 2 allocated parking spaces at the front.

### Location

Eardisley is a charming and picturesque Herefordshire village and has the services of a local shop/post office and public house, there is a primary school and nursery, church and village hall. A selection of country walks are on your doorstep and Kington which is 5 miles away has a Co-op and a further selection of shops. Leominster is 14 miles away, Hay on Wye is 12 miles away and the City of Hereford is 15 miles away.

### Services

Mains electric, water and drainage. Oil Fired central heating.

Herefordshire Council Tax Band - B

Tenure - Freehold

### Broadband

The table shows the predicted broadband services in your area.  
Broadband type Highest available download speed Highest available upload speed Availability  
Standard 18 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps Good  
Networks in your area - Openreach, Gigaclear  
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

### Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.  
Provider Voice Data  
EE Likely Likely  
Three None None  
O2 Likely Likely  
Vodafone Likely Likely

### Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.  
Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

### The 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.

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.

### Directions

Take the A438 from Hereford towards Brecon. Where the A438 turns left, continue straight on for Eardisley and Kington on the A4111. Entering the village of Eardisley, turn right signposted Almeley. Approx. 100m turn right into the cul de sac of Eastfield where the property is found on the right.

