

Chestnut Cottage, Burley Gate, Hereford, HR1 3QR
Price £435,000

Chestnut Cottage Burley Gate Hereford

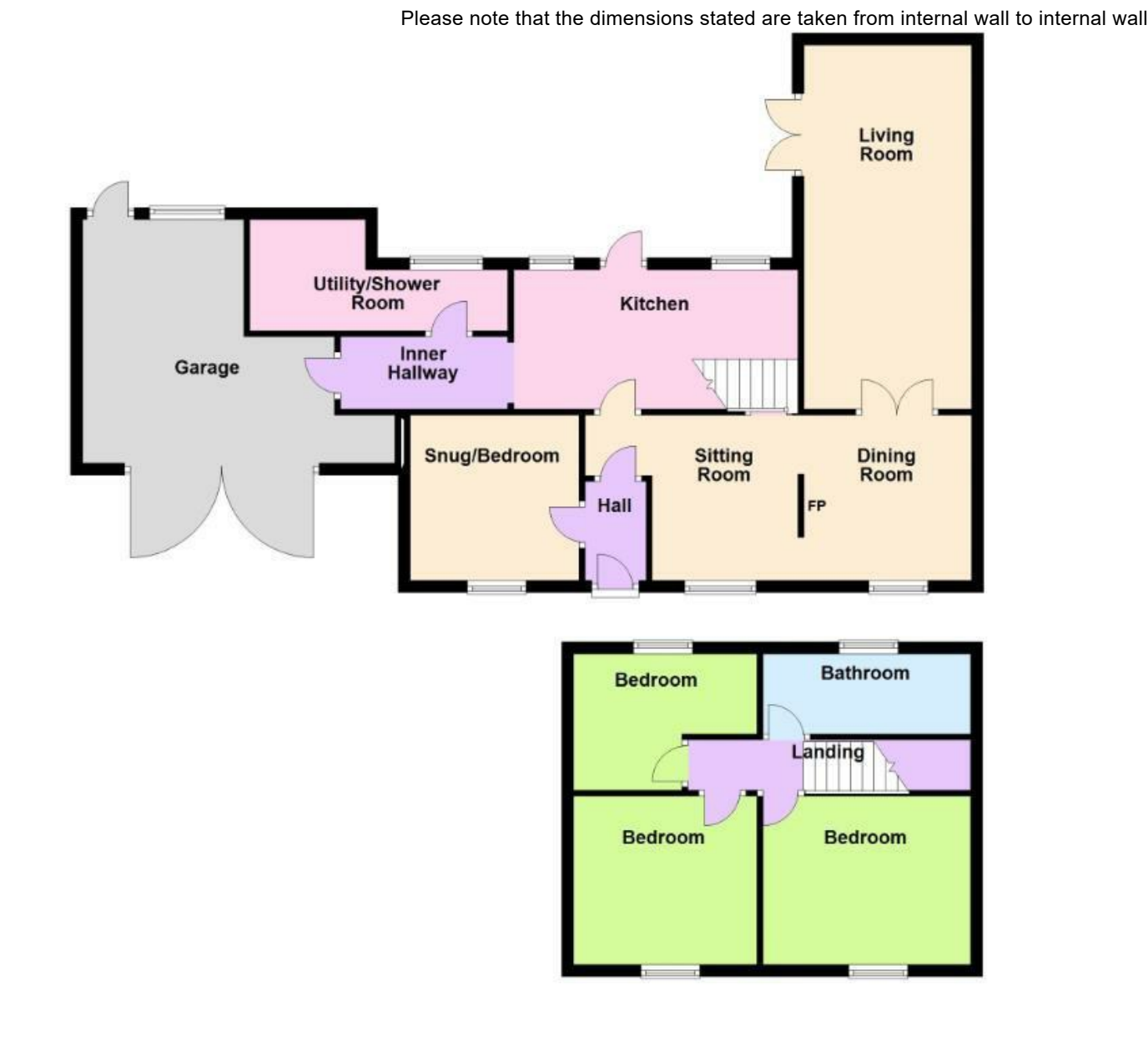
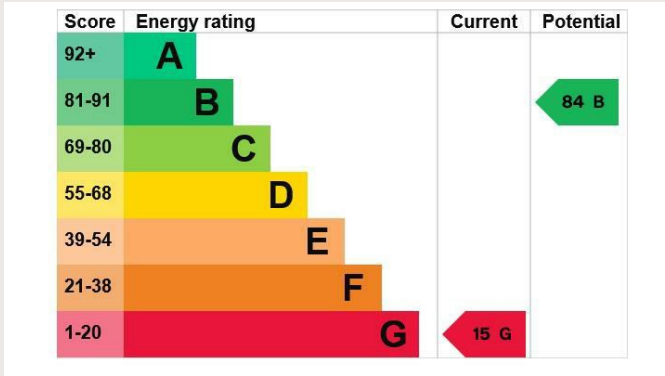
A characterful three/four bedroom detached cottage with extended living space that has a 26ft living room with vaulted ceiling, situated in a highly 30MPH desirable village location. Good sized and enclosed rear garden with rural countryside views to the rear.

The property also benefits from a garage and ample driveway parking, exposed wooden beams, latch doors and a dual aspect fireplace with wood burning stove.

CALL 01432 266007 TO BOOK YOUR VIEWING.

- Detached Cottage in a Village Location
- 3/4 Bedrooms
- 3 Reception Rooms
- Downstairs Shower Room & Upstairs Bathroom
- Enclosed Rear Garden
- Garage & Driveway Parking
- Countryside Views
- No onward Chain

Material Information
Price £435,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: G (15)
For more material information visit www.cobbamos.com



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.

Introduction
Welcome to Chestnut Cottage, which offers a wealth of period features and flexibility on how you can use the rooms. The accommodation comprises, entrance hall, snug/bedroom 4, sitting room, dining room, living room, kitchen, utility/shower room, three bedrooms and a bathroom upstairs. No onward chain.

Property Description
Entrance hall - 5'7 X 3'5 Inner hall - 7'6 X 2'10
Snug/bedroom 4 - 11'9 X 11' Utility/Shower Room - 11'4 X 8'2
Sitting Room - 11'7 X 11'4 Bedroom - 12'4 X 11'7
Dining Room - 11'7 X 8'8 Bedroom - 11'7 X 10'9
Living Room - 26'4 X 11'5 Bedroom - 11'3 X 8'6
Kitchen - 15'10 X 7'8 Bathroom - 11'2 X 5'5

Garden & Parking
The enclosed rear garden has a gravelled seating area, perfect for alfresco dining and entertaining and a large lawn with well established flower and shrub borders, gated side access and outside tap.

The attached garage had wooden double doors to front, window and stable style door to rear, power and light. Driveway parking to the front for at least three cars side by side.

Location
The property is approximately 8 miles from Hereford, 6 miles from Bromyard and 11 miles from Ledbury where you can access the M50 . Burley Gate is a village with a 30 mile an hour speed limit which is usually adhered to by drivers as the Police speed van is very often in the village, it also has a post office/shop, primary school and a secondary school can be found in Bromyard. The Three horseshoes public house can be found in Little Cowarne about 3 miles away and there are an abundance of lovely local walks close by.

Services
Oil fired central heating, cooker and hob on bottled gas, mains electric and water, private drainage to a septic tank.

Herefordshire Council Tax Band - D

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 23 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
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 Limited Limited
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

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.

Directions
Proceed out of Hereford on the A4103 heading towards Worcester. Take the left hand turn after approximately 1 mile to the A465 for Bromyard. Proceed for approximately 5 miles towards the village of Burley Gate. At the roundabout, take the second exit and the property can be found on the left hand side identified by our For Sale board.

