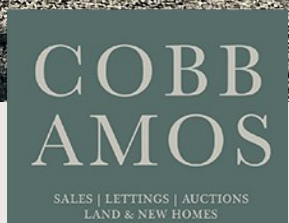


3, Croft Crescent, Yarpole, HR6 0BH
Price £365,000



3 Croft Crescent

Yarpole

We offer for sale this delightful, detached bungalow which has been updated and improved over recent years to offer turn key accommodation with vacant possession in Yarpole, arguably one of Herefordshire's most sought after villages. There is a large kitchen/dining area, a pretty garden, driveway parking, sun room and access to a thriving community: everything you could want for living a rural village life.

- DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- THREE BEDROOMS
- PRETTY REAR GARDEN
- SUN ROOM
- DRIVEWAY PARKING
- UPDATED & IMPROVED
- VACANT POSSESSION

Material Information

Price £365,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

3 Croft Crescent has been thoughtfully extended and improved to offer turn key, comfortable living with double glazing, oil central heating and vacant possession. Accommodation includes: entrance hallway, cloakroom, utility, kitchen/dining room, living room, conservatory, three bedrooms, bathroom and attached store room. Further benefits are: private rear garden, driveway parking and sought after village location.

Property Description

Entry is into a light and airy entrance hallway with hanging space for coats and hats. The wooden flooring here echoes throughout the living areas of the property and compliments the attractive, contemporary oak type doors some with partial glazing. To the left is a handy cloakroom with tongue and groove paneling and modern fittings. Directly ahead, is the large kitchen/dining room with a range of modern wall and floor cupboards, a Belfast sink under a garden facing window, large induction hob, fitted double ovens, fitted dishwasher and door out to the garden. There is plenty of room for a central table and chairs and access to a utility room with sink, cupboard storage, work top and plumbing for a washing machine.

To the right of the entrance hall is the remainder of the living accommodation and bedroom suite. The first room being a sitting room with wood burning stove and double glazed doors leading onto a sun room perfectly positioned for enjoying views out onto the private garden. There is a patio area of Indian Limestone Paving ideal for alfresco dining in the warmer months.

The master bedroom is dual aspect with double glazed doors out onto the garden filling the room with an abundance of light and fresh air, perfect for those balmy Summer evenings. There is room for a double bed and triple wardrobe set. Bedroom two is a double and has a velux roof light, spot and pendant lighting and is carpeted. Bedroom three is a single which could be multi-purposed as a study or dressing room. The bathroom has a large, modern walk in shower with attractive tiling, chrome heated towel rail and classic, new fittings to the matching basin and toilet.

Garden

The private rear garden is mainly laid to lawn with border edging, mature shrubs, useful timber shed and patio paving directly outside the conservatory for alfresco dining.

Parking

There is driveway parking for several cars and storage for wheelie bins and logs.

Services

Herefordshire Council Tax Band C

Tenure: Freehold

Connected to mains: water, electricity, drainage and has oil fired central heating.

Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 20 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Openreach, Gigaclear

Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data

EE None None

Three None None

O2 Limited None

Vodafone None None

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data

EE Limited Limited

Three Limited Limited

O2 Likely Likely

Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's Note

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Location

Yarpole is a popular North Herefordshire village located approximately 4 miles from Leominster and 6 miles from Ludlow. Local facilities include a shop/post office, church and public house and being in near proximity to Bircher Common, Croft Castle and Mortimer's Forest has plenty of walking opportunities from the doorstep. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports can be found, combined with a good range of recreational facilities in Leominster or Ludlow.

What3words

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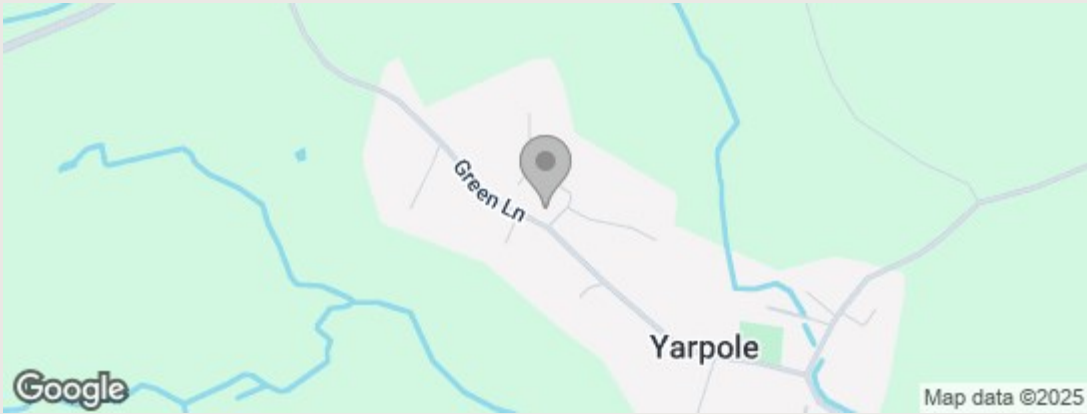
Please note that the dimensions stated are taken from internal wall to internal wall.



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

From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole turn left into Green Lane. Continue on past The Bell pub and approximately 140m ahead turn right into Croft Crescent, number 3 is the second property on the left hand side.



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