



1 The Steppes Tyberton, Madley, Hereford, HR2 9PT



**Sunderlands**  
Residential Rural Commercial



**1 The Steppes  
Tyberton  
Madley  
Hereford  
HR2 9PT**

Summary of Features

- Semi-detached brick built cottage
- In need of updating
- Large garden
- Seperate detached garage
- Delightful rural area.

**Asking Price £225,000**

An attractive semi-detached brick built cottage in need of modernisation, set beside the road in this delightful rural area of south west Herefordshire. The property has character and currently provides the following accommodation - reception hall, bathroom, living room, kitchen/breakfast room, rear porch and to the First Floor, three bedrooms. There are good sized gardens and a separate garage parking area. The property could form a lovely, small, country home. No ongoing chain.

**Situation**

Tyberton is a village that lies equal distance between both Hereford and Hay on Wye. In this delightful rural area just along the road from the neighbouring village of Moccas and its deer park and veteran trees. Madley and Peterchurch both offer basic facilities with mains services in Hereford or Hay.

**Accommodation**

In more detail as follows:

**Front Door**

Leads to -

**Reception Hall**

**Bathroom**

With bath and shower over, wash hand basin, WC low flush suite and window.

**Living Room**

Having tiled fireplace, understairs cupboard, sash window to front.

**Kitchen**

Having solid fuel Rayburn with hot water cylinder cupboard to the side, pantry cupboard and window to the rear.

**Rear Porch**

With door to outside.

From the Reception Hall, stairs lead to the First Floor.

**Landing**

With doors off to -

**Bedroom One**

With cupboard

**Bedroom Two**

**Bedroom Three**

**Outside**

Steps lead up from the road, through a gate to the garden which extends to the front, side and rear. This being of good size with garden path, primarily hedge borders. Separate from the house to the other side of the attached property is a parking area for two cars and garage measuring (6x3m), being of breeze block construction with sliding door and window.

**Services**

Mains water and electricity. Shared private drainage.

**Tenure**

Freehold.

**Directions**

From Hereford, proceed south over the new bridge and take the A465 as if going towards Abergavenny. After about a mile out of the city, take the right turn onto B4352 to Clehonger and onto Madley following the signs to Tyberton. once entering the village, go around the first right hand bend where the property can be seen on the right hand side before reaching the church.

**Anit-Money Laundering**

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.







**Sunderlands**

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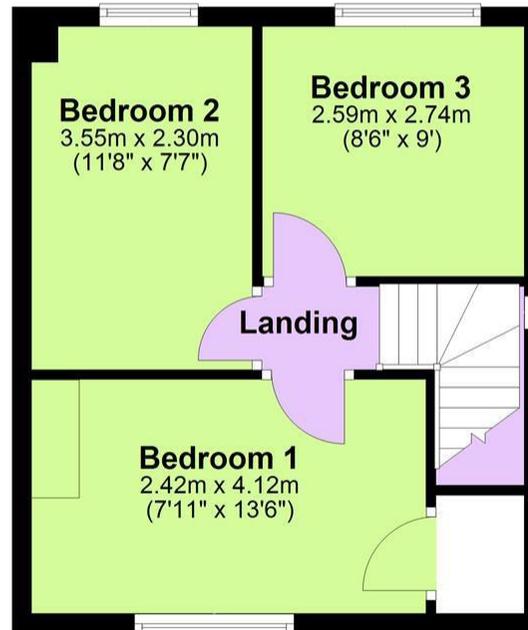
**Ground Floor**

Approx. 40.0 sq. metres (431.0 sq. feet)



**First Floor**

Approx. 31.3 sq. metres (336.4 sq. feet)



Total area: approx. 71.3 sq. metres (767.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.