5 Fairfield Green, Fownhope, Hereford, HR1 4NL

Sunderlands
Residential Rural Commercial

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Fownhope
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Summary of Features

- Terraced retirement property
- 2 bedrooms
- Private rear garden with stunning views
- Allocated car parking space and car port
- No onward chain
- Located near to village amenities

Asking Price £225,000

Located in the charming village of Fownhope, this delightful terraced retirement home offers a perfect blend of comfort and tranquillity. With two well-proportioned bedrooms, this leasehold property is ideal for those seeking a peaceful retreat in a picturesque setting. As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for relaxation and entertaining. The living spaces are thoughtfully designed to maximise both light and space, creating a welcoming environment for residents and guests alike. One of the standout features of this home is the stunning views to the rear, which provide a serene backdrop for your daily life. Imagine enjoying your morning coffee or unwinding in the evening while taking in the beauty of the surrounding landscape. Fownhope itself is a delightful village, known for its friendly community and beautiful countryside. Residents can enjoy local amenities, including shops and cafes, all within easy reach. The area is also well-connected, making it convenient for trips to nearby towns and cities.

Location
Positioned in the highly desirable Herefordshire village of Fownhope, just six miles from the historic city of Hereford. Enjoying a peaceful setting while remaining well connected, the property offers easy access to neighbouring villages and the stunning surrounding countryside. The thriving village of Fownhope provides an excellent range of local amenities, including welcoming pubs, independent shops, a leisure spa and gym and church, creating a strong sense of community. The area is also renowned for its picturesque walks and breathtaking Herefordshire countryside, making it an ideal location for those seeking a balance of rural charm and everyday convenience.

Accomodation
In brief the accommodation comprises:

Entrance hall
Providing access to most primary ground floor rooms:

Kitchen
The kitchen is fitted with matching wall and base units and comes fully equipped with an electric oven, integrated dishwasher, freestanding washing machine, and fridge freezer. It also features a sink with drainer, and a serving hatch that opens through to the dining room.

Dining room
A generous dining room with an open aspect into the living room and double doors leading to the conservatory.

Living room
A cosy living room featuring an electric fireplace and a rear-facing window overlooking the garden.

Conservatory
An additional reception area overlooking the garden, with views beyond.

Downstairs shower room
Fitted with a WC, wash basin, and shower cubicle, with an obscured window to the front.

First floor

Bedroom one
A spacious main double bedroom with fitted wardrobes, ample room for freestanding furniture, and a window to the front.

Bedroom two
A second bedroom with a fitted cupboard and a window to the rear.

Bathroom
Fitted with a WC, wash basin, bidet, and bath, with a Velux window providing natural light.

Outside
Private rear garden laid with block paving, enclosed by fencing to both sides for added privacy. The property further benefits from an allocated parking space and a car port.

Services
Mains water, electric and drainage are connected to the property.

Tenure
Leasehold - remainder of 999 year lease commenced in 1988. (961 years).

A monthly service charge of £333.97 is payable.

Council tax
Herefordshire council tax band - C

Directions
From Hereford, proceed initially along the A438 towards Ledbury. Turn right onto the B4224 towards Fownhope. Continue through the villages of Hampton Bishop and Mordiford, following the road into Fownhope. Pass the village shop and take the next right into Fairfield Green.

Anti-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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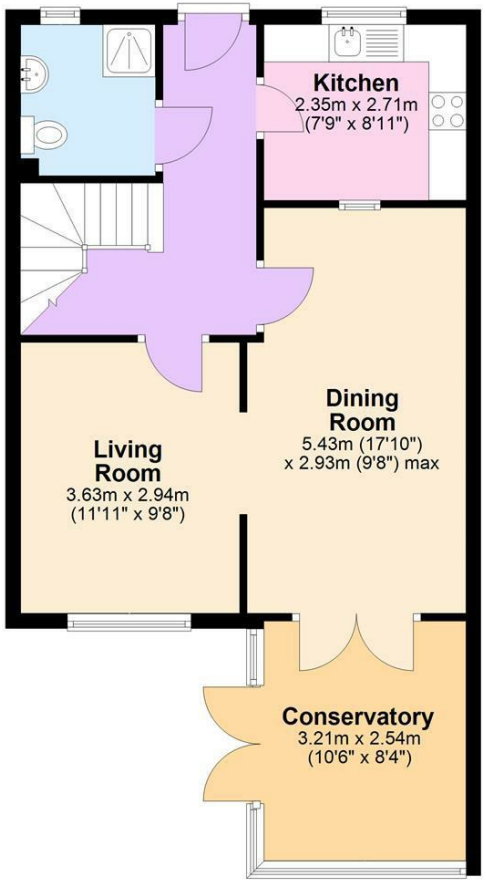
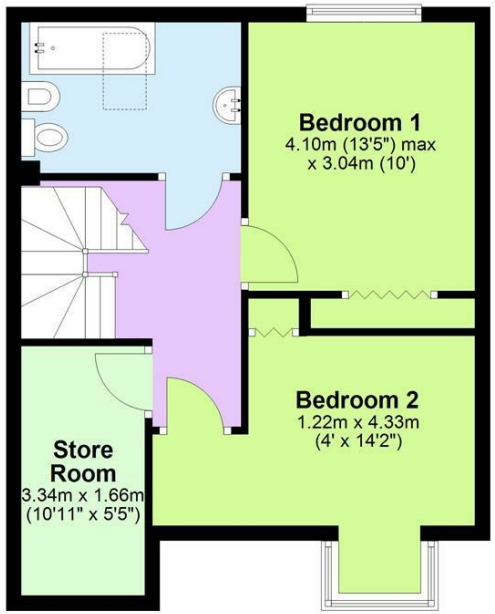
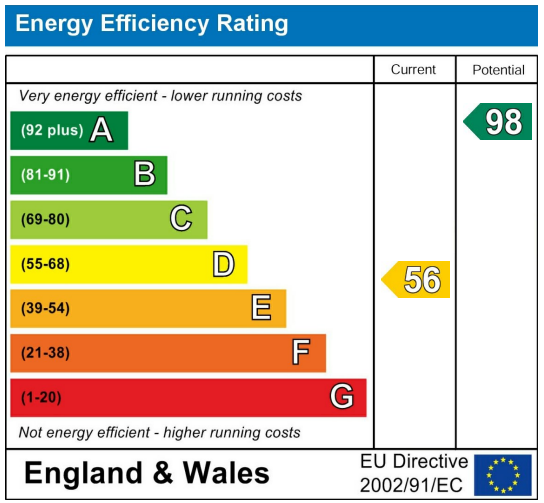
Ground Floor
Approx. 55.5 sq. metres (596.9 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.8 sq. feet)





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.