



1 Dewsall Cottages Callow, Hereford, HR2 8DB



Sunderlands
Residential Rural Commercial



1 Dewsall Cottages
Callow
Hereford
HR2 8DB

Summary of Features

- Semi-detached brick built house
- Rural location along a no through lane
- Three bedrooms
- Double glazed and air sourced heating
- Garage, storeroom and mature gardens
- No ongoing chain.

Asking Price £289,950

A 1960's built semi-detached house set along a no through road in this delightful rural area of south Herefordshire. The property has been modernised and has the benefit of double glazing, air source heating to radiators with accommodation well suited to growing families. The accommodation is arranged over two floors with porch, hall, living room, kitchen/diner, bathroom as well as a garden room and utility area. There are three bedrooms to the first floor, where the views over farmland can be particularly appreciated. There is a parking area and garaging with useful storeroom to the rear which has power and light. There are mature gardens which are pleasantly private to the side and rear.

Situation

Dewsall is a scattered hamlet set in rural south Herefordshire with the property accessed off a no through lane just adjacent to farmland. There are many delightful walks straight from the door.

Outside

Off the lane, a shared drive gives access to the property and a private parking area and in turn leads to the garage which has power and light. A gate leads to the side garden which is laid to lawn with hedge borders with path and rustic arch leading to the lane. The electric Mitsubishi air source heat pump is sited to the side of the house. An opening leads to the rear gardens which again are laid to lawn in disperse with various trees including fruit. There is patio area and hedge and fence borders. The gardens are pleasantly private and from where there are views over the lane to farmland.

Services

Mains, electricity and water. Drainage shared septic tank. Heating air source electric heating to radiators.

Tenure

Freehold.

Directions

What3words: ///hours.tigers.risen

Proceed south on the A49, continue straight over at the link road roundabout remaining on the A49 and just after the Citroen garage, take the right turn signposted Haywood/Callow. Follow the lane to the top, turning left and then on a sharp left hand bend bear right signed Dewsall Court. After about half a mile, the property can then be seen on the right hand side as denoted by the Agents for sale sign.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.