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### **3, Portway Cottage, Callow, Hereford, HR2 8BS**

*Situated to the south of Hereford city in the village location of Callow. A well presented 3/4 bedroom, semi-detached cottage with detached one bedroom annexe, central heating, double glazing, off-road parking and enclosed rear garden.*

**£405,000 (Freehold)**

## 3, Portway Cottage, Callow, Hereford, HR2 8BS

### LOCATION

The subject property is located to the south of Hereford city in a village location of Callow. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a 3/4 bedroom semi-detached cottage with detached one bedroom annexe. The property has the added benefit of central heating, double glazing, off-road parking and enclosed rear garden. The cottage accommodation comprises, family room, sitting room, dining room, kitchen, conservatory, downstairs bedroom or office, inner hall cloakroom. First floor landing with access to three bedrooms and bathroom. The detached annexe comprises entrance hall, shower room, cloakroom, kitchen/breakfast room, sitting room, first floor landing with access to the bedroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Family Room

3.73m (12'3) x 3.66m (12') maximum

With front aspect double glazed window, panelled radiator, decorative fire surround, door to the dining room and access to the sitting room.

#### Sitting Room

3.63m (11'11) x 3.15m (10'4) maximum

With front aspect double glazed window, wood burning stove with decorative surround, TV point, smoke alarm and built-in cupboard.



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#### Dining Room

3.15m (10'4) x 2.51m (8'3)

With rear aspect double glazed window, thermostat for central heating, wooden flooring and panelled radiator. A door gives access to the stairs which lead to the first floor, door to bedroom four/office, access to the kitchen and door to the conservatory.



#### Kitchen

4.29m (14'1) x 3.3m (10'10) maximum

L-shaped room with two rear aspect double glazed windows, one and a half bowl ceramic sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, space for range cooker, space for American style fridge-freezer, under stair storage cupboard, vinyl flooring and panelled radiator.



#### Conservatory

5.16m (16'11) (maximum to windows) x 4.75m (15'7)

(irregular shaped room) with upvc elevations, tiled floor, radiator, wall lights and French doors to the garden.

#### Bedroom 4/Office

4.78m (15'8) x 2.03m (6'8)

With two side and one front aspect double glazed windows, panelled radiator, exposed floorboards and access to the inner hallway.



#### Inner Hallway

2.11m (6'11) x 1.14m (3'9)

With rear aspect double glazed window, oil central heating boiler, vinyl flooring, work surface with drawer units and door to the cloakroom.

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#### Cloakroom

With rear aspect double glazed window, panelled radiator, low flush wc, vanity wash hand basin and vinyl flooring.

#### ON THE FIRST FLOOR:

#### First Floor Landing

With panelled radiator, storage cupboards with panelled radiator, smoke alarm, doors to bedrooms and bathroom.



#### Bedroom 1

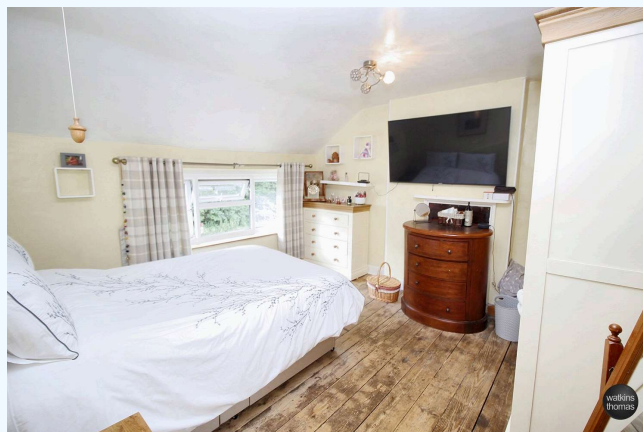
3.78m (12'5) x 3.63m (11'11)

With front aspect double glazed window, exposed floorboards, panelled radiator and decorative fire surround.

#### Bedroom 2

3.15m (10'4) x 2.46m (8'1)

With rear aspect double glazed window and panelled radiator.



#### Bedroom 3

3.18m (10'5) maximum x 2.69m (8'10)

With front aspect double glazed window, panelled radiator and laminated flooring.



#### Bathroom

With rear aspect double glazed window, L-shaped room. Suite comprising panel enclosed bath, shower cubicle with shower boarding with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, extractor fan, inset spotlights and vinyl flooring.

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#### DETACHED ANNEXE

Comprises entrance hall with front aspect double glazed door, panelled radiator, laminated flooring, stairs to the first floor, smoke alarm, inset spotlights, storage cupboard, door to the cloakroom, shower room, sitting room and kitchen/breakfast room.

#### Cloakroom

With low flush wc, vanity wash hand basin, heated towel rail with plumbing and space for washing machine.

#### Shower Room

With rear aspect double glazed window with double shower cubicle, vanity wash hand basin, laminated flooring and cupboard housing the LPG gas central heating boiler.



#### Sitting Room

5.13m (16'10) x 3.15m (10'4)

With side aspect double glazed window, rear aspect double glazed window, rear aspect double glazed French doors giving access to the garden, TV point, panelled radiator and inset spotlights.

#### Kitchen/Breakfast Room.

4.88m (16') x 2.62m (8'7)

With two front aspect double glazed windows, range of units comprising one and a half bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob, inset spotlights and panelled radiator.



#### First Floor Landing

With rear aspect Velux sky light, storage cupboard and door to bedroom.

#### Bedroom

5.33m (17'6) x 3.25m (10'8)

With two rear aspect Velux sky lights, side aspect double glazed window, panelled radiator, two storage cupboards, under-eaves storage cupboards. Please be aware there is reduced head height to sections of the room.



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### OUTSIDE:

#### Front Garden

To the front of the property is a courtyard garden with shrub borders. A block paved driveway runs to the side of the property in front of the annexe.

#### Rear Garden

To the immediate rear of the property is a decked patio area leading to the main garden which is laid to lawn, interspersed with shrub borders and trees. There are two further decked patio areas and a summer house. The garden is enclosed by fencing and hedging to provide a degree of privacy.



#### COUNCIL TAX BAND D (Annexe Band A)

Payable to Herefordshire Council.

#### Broadband - Standard available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

#### SERVICES

It is understood that mains electricity, mains water and drainage for both properties is via a private disposal system. The Cottage has oil central heating and the annexe has LPG gas central heating. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

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#### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

#### DIRECTIONAL NOTE

Proceed out of Hereford along the Ross road, continue out of Hereford and at the roundabout take the second exit continuing along the Ross road. On reaching the Callow Marsh car sales centre turn right and the property is located located on the right after approximately 40 metres as indicated by the board.

#### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

10th July 2024  
ID38757

#### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is E. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

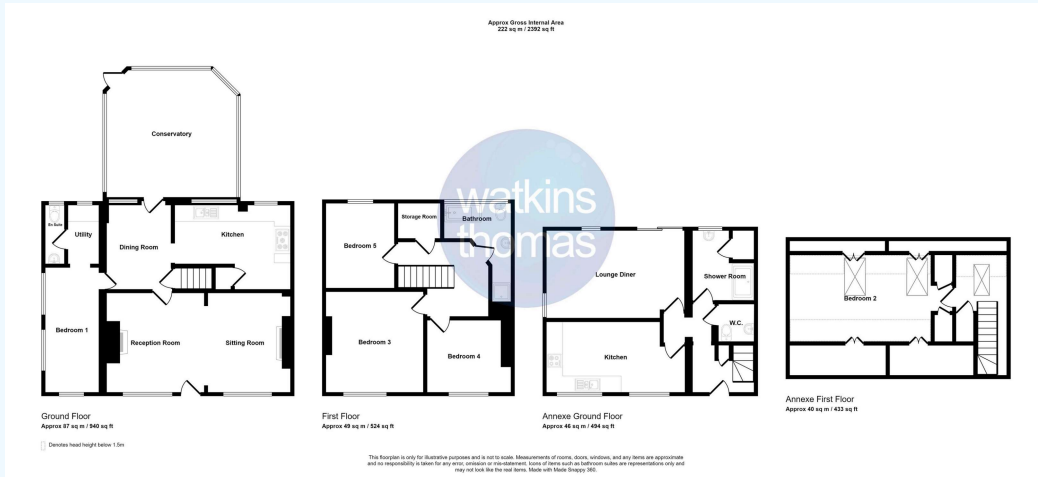
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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#### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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