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5 Eltons Marsh, Canon Pyon Road, Hereford, HR4 7SJ

'Set about one mile north of the outskirts of Hereford, in a rural position, a three bedroom semi detached period house with parking and gardens. The property is part centrally heated and double glazed'

£260,000 (Freehold)

5 Eltons Marsh, Canon Pyon Road, Hereford, HR4 7SJ

LOCATION

Eltons Marsh is a small community located between the outskirts of the City of Hereford and Bewdley Bank. The property is about one mile north of the outskirts of Hereford and about three miles from the City Centre. The nearest villages including Burghill and Moreton-On-Lugg combined offer a range of amenities including a primary school at Burghill. The general area is provided for with walks and 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

5 Eltons Marsh is a mature semi detached villa style residence which has a two storey extension at the rear. With part oil central heating and being extensively double glazed 5 Eltons Marsh offers a porch, entrance hall, two principal reception rooms, a kitchen/breakfast room with larder cupboard and a rear utility/porch. On the first floor there are three bedrooms and a bathroom. The property is set off an un-adopted lane and has a driveway/parking space and a mature private rear garden which backs onto orchards. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Porch

With door to:

Entrance Hall

2.44m (8'0) x 2.18m (7'2)

With stairway off, radiator, double glazed windows to two aspects including a view across the rear garden. Door to the kitchen/breakfast room and step with door to:

The Dining Room

3.96m (13'0) x 3.05m (10')

With harlequin original floor tiles, radiator, double glazed window to the side and door to:



Sitting Room

3.96m (13'0) x 3.35m (11') (13'1 into bay)

With a double glazed bay to the front, further double glazed window to the front, radiator and stone hearth.



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Kitchen/Breakfast Room

5.18m (17'0) x 2.54m (8'4)

Two double glazed windows to the side and having fitted base cupboards with working surface over, tiled surrounds and a pair of eye level cabinets. Double drainer stainless steel sink unit, recess for cooker with cooker hood over and recess for dishwasher. Radiator. Door to under-stairs storage cupboard. Double glazed door to:



Rear Porch

2.51m (8'3) x 1.32m (4'4)

With a picture double glazed window overlooking the rear garden, door to outside and with floor mounted oil fired boiler providing central heating and domestic hot water.

ON THE FIRST FLOOR:

Landing

With access hatches to loft spaces. Airing cupboard with hot water cylinder. Door to:

Bedroom 1

3.96m (13'0) x 3.38m (11'1)

With double glazed windows to two aspects, wardrobe cupboard with sliding doors and further wardrobe cupboard with a pair of doors.

Bedroom 2

3.05m (10'0) x 2.46m (8'1) (10'2 maximum)

With a double glazed window to the side, book shelves and a pair of sliding doors to a wardrobe area.



Bedroom 3

2.77m (9'1) x 2.57m (8'5)

With a double glazed window overlooking the rear garden. Radiator.

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Bathroom

2.29m (7'6) x 1.63m (5'4)

With white suite comprising bath with electric shower over, vanity wash basin with mixer tap and low level wc. Part tiled surrounds, double glazed window and tiled floor. Radiator.



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OUTSIDE:

The property is approached over an un-adopted lane. At the side of the residence there is a stone car parking space. At the front of the property there is a bed of bulbs and a rose.

A stone and concrete pathway leads through a gate to the rear garden which comprises a crazy paved patio area off which there is a concrete pathway which runs for the majority of the length of the garden. To the left of the pathway there is a deep border of bulbs with a hedge beyond. The principle garden area is divided into rectangles of lawn with well stocked flower borders and roses. There is a GREENHOUSE, a bed of slate, an esplanade, ornamental tree and three timber garden stores. Within the rear garden area there is an oil storage tank.



COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast 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 and water services are connected to the property. Drainage is understood to be to a shared private system. 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.

VIEWING

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

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DIRECTIONAL NOTE

From central Hereford proceed west for the length of Whitecross Road and at the roundabout take the third exit into Three Elms Road and travel for its length to the traffic lights where one passes over to continue along Canon Pyon Road. Continue for about one mile and Eltons Marsh will be identified on the right hand side with Number 5 being set back just from the main settlement as identified by the agents for sale 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

1st March 2025

ID40164

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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 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.

