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## **2 The Caven, Kings Cople, Herefordshire, HR1 4TY**

*'Located within Kings Cople an established village set in glorious South Herefordshire countryside a traditional two reception room, three bedroom, semi detached home with electric heating and double glazing. Garden area to the front and good sized garden area at the rear'*

**£280,000 (Freehold)**

## 2 The Caven, Kings Caple, Herefordshire, HR1 4TY

### LOCATION

Kings Caple is set in glorious South Herefordshire countryside in a loop of The River Wye and about seven miles south of the outskirts of Hereford and to the north west of the market town of Ross-On-Wye. Kings Caple has a school, church and parish room and neighbouring villages offer a range of amenities. Hereford and Ross-On-Wye combined offer a wide range of shopping, leisure and recreational facilities with both having bus stations and Hereford has its railway stations and Ross has the A40 and M5 motorway spur.

### DESCRIPTION

The subject property is a three bedroom semi detached family home with electric heating, double glazing, good size enclosed rear garden and accommodation including entrance hall, dining room, kitchen, sitting room, first floor landing with access to three bedrooms and shower room. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A front aspect double glazed panelled entrance door leads to the entrance hall with night storage heater, stairs to the first floor, under-stairs storage area, door to the dining room and sitting room.

##### Sitting Room

5.74m (18'10") x 3.43m (11'3") (maximum)

With front and rear aspect double glazed windows, night storage heater, tiled decorative fire surround and tiled hearth.



##### Dining Room

3.68m (12'1") (maximum) x 3.78m (12'5")

With night storage heater, double glazed French doors to the conservatory and door to the kitchen.

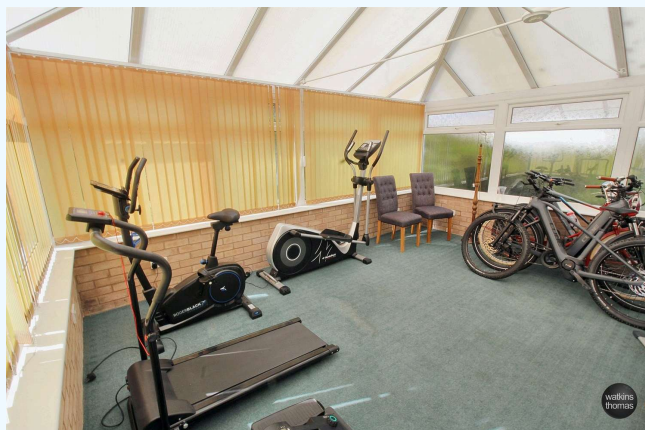


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### Conservatory

4.75m (15'7) x 3.86m (12'8)

With wall mounted electric heater and side aspect double glazed French doors giving access to the garden.



### Kitchen

3.02m (9'11) x 2.34m (7'8) (plus recess)

With side aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surface, splash back, base units under with matching wall units, space for fridge, space for electric oven, night storage heater, side aspect double glazed door, recess with rear aspect double glazed window with door to a pantry and cloakroom.



### Cloakroom

With rear aspect double glazed window, low flush wc, pedestal mounted wash hand basin, wall mounted electric heater and tiled flooring.

### ON THE FIRST FLOOR:

#### Landing

With front aspect double glazed window, airing cupboard, access hatch to loft space, doors to bedrooms and shower room.

#### Bedroom 1

3.43m (11'3) x 3.07m (10'1)

With rear aspect double glazed window, night storage heater and built-in wardrobe.

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### Bedroom 2

3.33m (10'11) x 3.07m (10'1)

With rear aspect double glazed window, night storage heater, built-in wardrobe and door to:



### Storage Room

4.19m (13'9) x 1.91m (6'3)

With lighting and reduced head height to one section of the room.

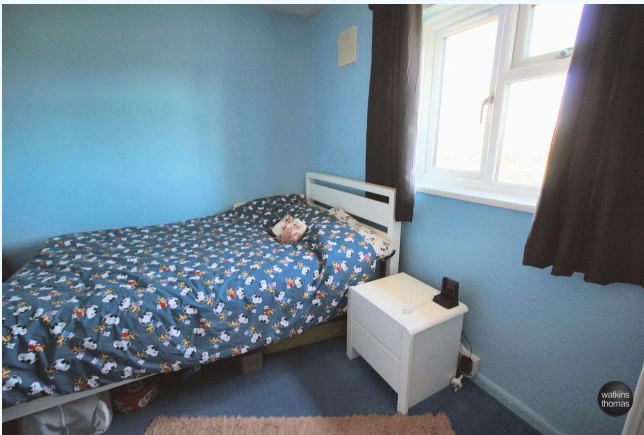
### Bedroom 3

3.48m (11'5) (maximum) x 2.57m (8'5)

With front aspect double glazed window and night storage heater.

### Shower Room

With front aspect double glazed window and suite comprising shower cubicle with electric shower and shower boarding. Low flush wc, vanity wash hand basin with tiled splash backs, wall mounted electric heater, extractor fan and vinyl flooring.





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### OUTSIDE:

To the front of the property is a shared pathway which then splits to its own individual path leading to the front door. To the side of the pathway is a lawn garden. The path continues to the side of the property where there is a gate giving access to the side garden. To the side of the property is a covered patio with a lawn area leading to the main garden to the rear of the property. The main garden is laid to lawn with two vegetable plots. The rear garden has a useful storage shed and is enclosed by hedging to provide a degree of privacy.

To the front of the property is a shared parking area.





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### **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, water and drainage services are connected to the property. 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.

### **DIRECTIONAL NOTE**

Proceed out of Hereford along the Ross Road and on reaching the traffic lights turn left onto the Holme Lacy Road. Continue to the mini roundabout and take the third exit onto Hoarwithy Road. Continue along the Hoarwithy Road out of Hereford to the village of Little Dewchurch. Continue through the village of Little Dewchurch towards Hoarwithy. At Hoarwithy turn left sign posted Kings Caple. Proceed over the bridge and take the second turning on the right hand side. Continue along the road taking the left hand turning sign posted school where the property is located on the right hand side after about 50m.

### **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).

**9th April 2025**

ID40446

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### 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 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.

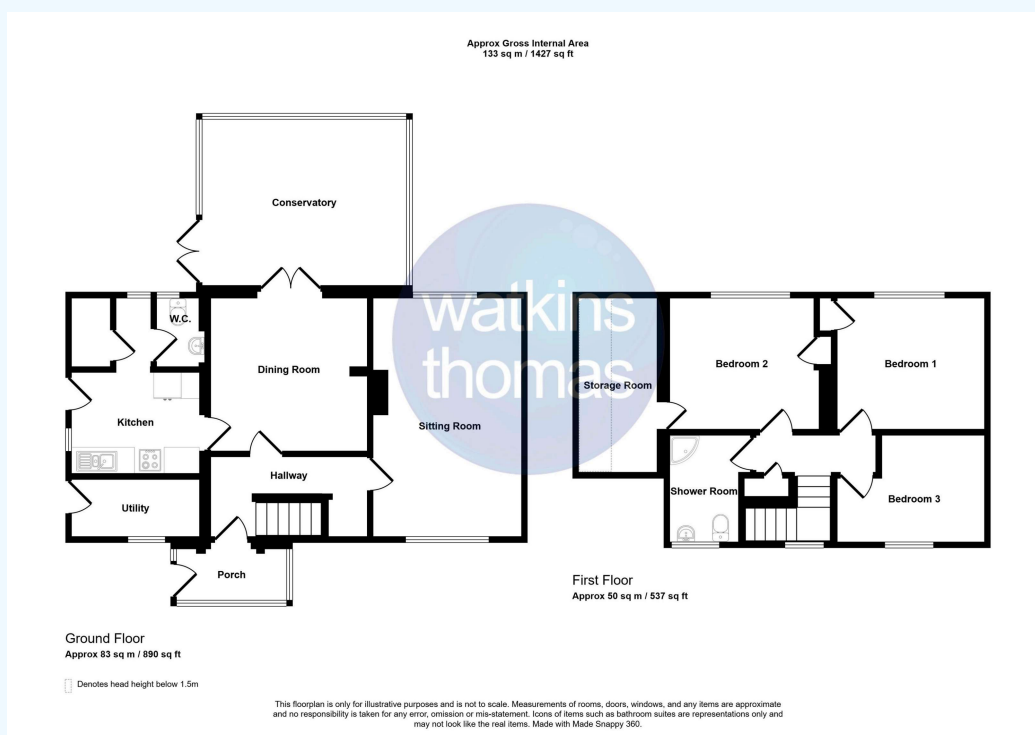
For properties in England and Wales:

- 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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