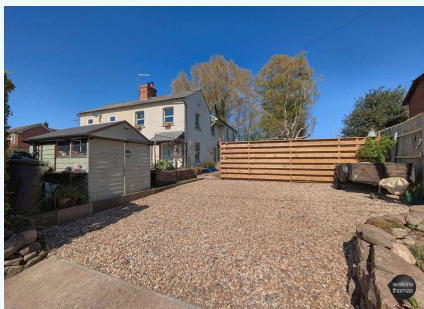




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## 2 Rosemary Lane, Madley, Hereford, HR2 9LS

*'Situated in the sought after village location of Madley a superbly presented three bedroom semi detached cottage which has been extended to provide superb living accommodation with off road parking, enclosed gardens, gas central heating and double glazing'*

**£350,000 (Freehold)**

**Residential Sales and Lettings**

## 2 Rosemary Lane, Madley, Hereford, HR2 9LS

### LOCATION

The property is located in the well served village of Madley. In the area is a church, local shop, primary school 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

The subject property is a well presented, three bedroom, semi detached cottage with off road parking and enclosed garden to the side of the property. The accommodation comprises kitchen, cloaks storage area, downstairs cloakroom, dining room, sitting room, first floor landing with three bedrooms, study/dressing room and bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Kitchen

3.86m (12'8) x 3.45m (11'4)

Side aspect double glazed French doors give access to the kitchen/cloaks storage area with side aspect double glazed windows and rear aspect double glazed window. Hand made kitchen comprising ceramic sink with work surface, range cooker with cooker hood over, movable central island, splash backs, plumbing and space for dishwasher, panelled radiator and access to cloaks storage area.



#### Cloaks Storage Area

With coat hooks, shelving, door to the dining room and door to the cloakroom/utility area.

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### Cloakroom/Utility

With low flush wc, vanity wash hand basin, work surface with plumbing and space for washing machine below, tiled flooring, panelled radiator and rear aspect double glazed window.

### Dining Room

4.27m (14'0) x 2.18m (7'2)

With side aspect double glazed window, panelled radiator, two wall lights, wooden flooring and door to the sitting room.



### Sitting Room

4.65m (15'3) x 4.11m (13'6)

With front aspect double glazed door, front and side aspect double glazed windows, wood burning stove, panelled radiator, television point, wall light and stairs to the first floor.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, airing cupboard housing the boiler and hot water tank, control panel for central heating, doors to bedrooms and bathroom.

#### Bedroom 1

3.89m (12'9) x 3.02m (9'11)

With rear and side aspect double glazed window, panelled radiator, eaves storage cupboards and television point.

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### Bedroom 2

4.24m (13'11") x 1.83m (6')

With front and side aspect double glazed windows, panelled radiator, built-in desk and shelving.



### Bedroom 3

2.84m (9'4") (maximum) x 2.69m (8'10")

With front aspect double glazed window, panelled radiator, built-in shelving with hanging rail.



### Study/Dressing Room

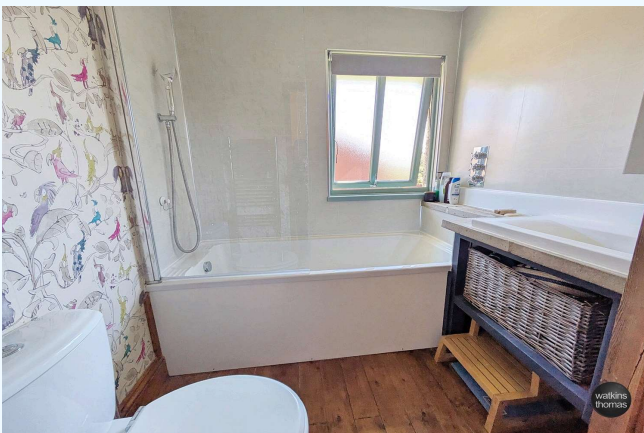
2.18m (7'2") x 1.57m (5'2")

With side aspect double glazed window, built-in shelving and hanging rails.

### Bathroom

2.16m (7'1") x 1.85m (6'1")

With side aspect double glazed window, suite comprising panel enclosed bath with mixer tap, shower over with rainwater shower head which is thermostatically controlled, low flush wc, feature wash hand basin with concrete slab and shelving below. Heated towel rail, part shower boarded wall surround, extractor fan and wooden flooring.

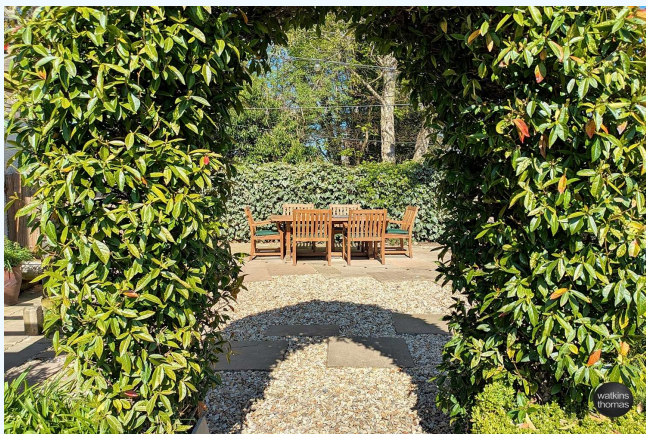


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### OUTSIDE:

To the front of the property double gates give access to a gravel parking area. The parking area has a small pond and storage shed which in turn gives access to the side garden. The front garden has a path leading to the sitting room entrance door where there is a lawn border with shrubs and box hedging. A path continues to the side of the property where the main garden is laid to lawn with various shrub borders and feature arch leading to the gravel and patio area where there is a SUMMER HOUSE (9'5 x 9'5) with water, power, lighting and front aspect double glazed window. A COVERED OUTDOOR COOKING AREA with concrete work surface and built-in shelving.

To the rear of the property is a storage shed with outside double power point, outside tap and wood storage area. The garden is enclosed by fencing to provide a degree of privacy.



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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, gas, 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 Belmont Road. On reaching the roundabout take the second exit onto the Hereford to Abergavenny Road (A465) and take the second turning right sign posted Clehonger (B4349). Proceed through the village of Clehonger into the village of Madley taking the first left hand turning. Continue past the church and turn right into Rosemary Lane where the property is located on the right hand side.

### **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).

### **ID / Date**

ID40309

### **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.

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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.

