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1 Hopton Cottages, Stretton Grandison, Herefordshire, HR8 2TW

Situated to the north east of Hereford City in the popular hamlet of Stretton Grandison, a well presented two bedroom ground floor flat, with enclosed garden, parking and views across Herefordshire countryside

£147,500 (Leasehold)

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LOCATION
The property is located to the north east of Hereford City in the popular hamlet of Stretton Grandison. Hereford is located 9.5 miles distance and Ledbury 7.8 miles. Hereford and Ledbury offer a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION
The subject property was formerly an old school dating back to 1874 and now comprises a well presented two bedroom ground floor flat with electric heating, double glazing, enclosed garden to the front and parking area, entrance hall, sitting room/dining room, shower room, kitchen and two bedrooms. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall
Side aspect double glazed entrance door leading to the entrance hall with mat-well, smoke alarm, storage cupboard and wall mounted oil fired electric radiator with door to the sitting/dining room, shower room, kitchen and two bedrooms.

Sitting/Dining Room
5.33m (17'6) (maximum) x 3.48m (11'5)
With front aspect double glazed French doors to the garden with two side panelled double glazed windows and oil fired radiator.





Bathroom
With rear aspect double glazed windows, suite comprising double shower cubicle with electric shower, low flush wc, vanity wash hand basin, extractor fan, heated towel rail, partially tiled wall surrounds, storage cupboards and vinyl flooring.



Kitchen
2.54m (8'4) x 2.31m (7'7)
With rear aspect double glazed window. A range of units comprising stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, plumbing and space for washing machine, under-stairs storage area and tiled flooring.



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Bedroom 1
3.4m (11'2) x 2.57m (8'5) (maximum)
With rear aspect double glazed window and oil fired electric radiator.

Bedroom 2
With front aspect double glazed window and oil fired electric radiator.





OUTSIDE:
To the front of the property is a lawned garden with shrub borders and patio. A side path gives access to the entrance door. To the immediate rear of the property is a small area with rotary washing line. The front garden is enclosed by fencing to provide a degree of privacy with a large SHED/WORKSHOP with power together with a GARDEN/TOOL SHED and a parking area to the front.



AGENT'S NOTE
There is an historic covenant of freehold on the property stating to be occupied by the elderly or means of housing, however, this has never been transferred to the leasehold and the Housing Association do not enforce it. The seller will provide and indemnity insurance should one be required.

TENURE
The property is leasehold and held on a 125 year lease which commenced on the 27th December 1993.

GROUND RENT AND SERVICE CHARGE
The annual service charge is £417.

COUNCIL TAX BAND B
Payable to Herefordshire Council

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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 on the A4103 Hereford to Worcester Road, on reaching the Newtown Crossroads turn right onto the A417, continue for approximately one mile into the hamlet of Stretton Grandison. Continue around the 'S' bend and turn left towards the church and property is located on the left hand side as indicated 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.

28th April 2026
ID42746

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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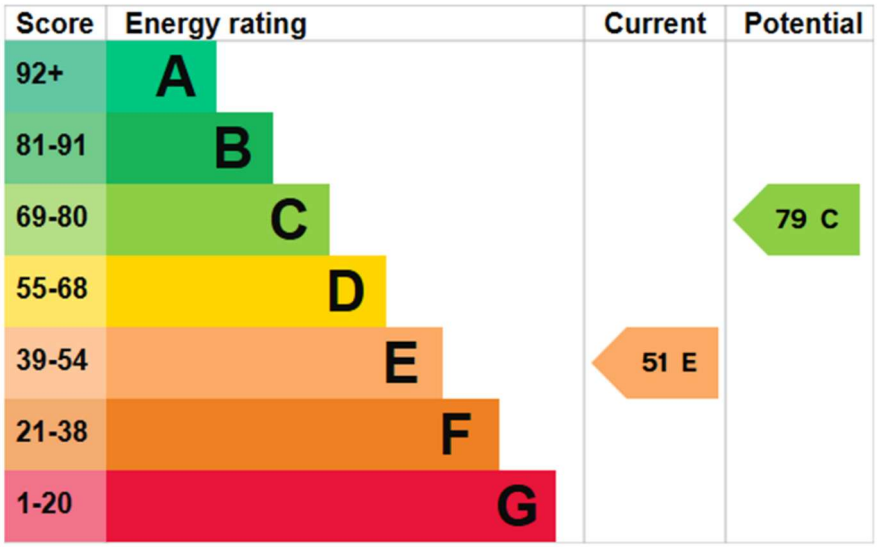
ENERGY PERFORMANCE CERTIFICATE

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.



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:

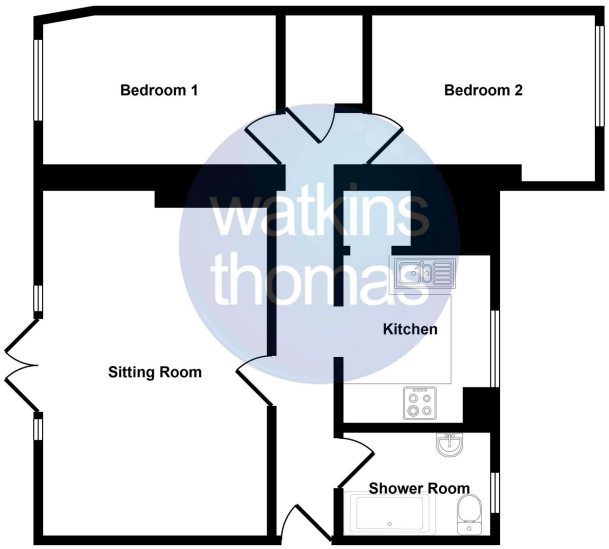
- the average energy rating is D
- the average energy score is 60

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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.

Approx Gross Internal Area
58 sq m / 623 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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