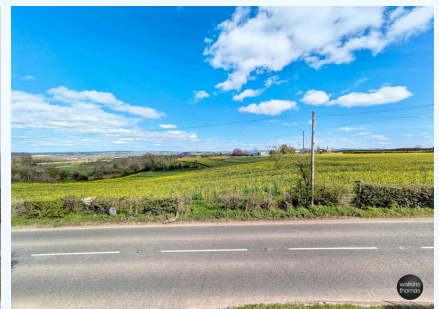
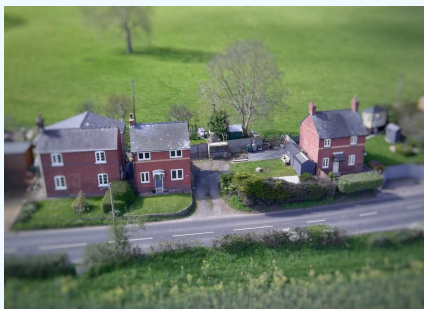




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## Upper Portway, Burghill, Herefordshire, HR4 8NG

*Situated to the north of Hereford city, a well presented two bedroom detached cottage with double glazing, off road parking, gardens and views across Herefordshire countryside.*

**£220,000 (Freehold)**

**Residential Sales**

# Upper Portway, Burghill, Herefordshire, HR4 8NG

## LOCATION

The property is located to the north of Hereford city in the hamlet of Portway, close to the village of Burghill. 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 two bedroom detached cottage with two reception rooms, modern fitted kitchen, double glazing, central heating system run off the (multi fuel) wood burner which can also heat the water, with electric emersion heater, double glazing, off road parking and enclosed garden to the side of the property. The property comprises sitting room, dining room, kitchen, first floor landing with access to two bedrooms and shower room. In more detail, the accommodation comprises;

## ON THE GROUND FLOOR:

Front aspect double glazed UPVC entrance door leading to the;

### Sitting Room

4.98m (16'4) (maximum) including the stairs x 2.84m (9'4) (maximum)

With front aspect double glazed window, coved ceiling, wood burner which runs the central heating, base storage cupboard, fitted carpet, stairs to the first floor and door to the;



### Dining Room

5.05m (16'7) x 2.62m (8'7)

With side and front aspect double glazed windows, panelled radiator, wall mounted electric heater, coved ceiling, laminated flooring and door to the;



## Upper Portway, Burghill, Herefordshire, HR4 8NG

### Kitchen

3.94m (12'11) x 2.08m (6'10)

With side and rear aspect double glazed windows, a range of units comprising one and a half bowl stainless steel sink drainer unit, work surface with tiled splashbacks, base units under with matching wall units, integrated electric double oven, electric hob with cooker hood over, plumbing and space for washing machine, plumbing and space for dishwasher, space for upright fridge/freezer, panelled radiator and side aspect double glazed UPVC door giving access to the garden.



### ON THE FIRST FLOOR:

### Landing

With rear aspect double glazed window, panelled radiator, smoke alarm and doors to bedrooms and shower room.

### Bedroom 1

3.96m (13') x 2.87m (9'5)

With front aspect double glazed window through which a view across Herefordshire countryside can be enjoyed with built in wardrobe with hanging rail and shelving, panelled radiator and airing cupboard housing the emersion heater.



### Bedroom 2

2.62m (8'7) x 2.36m (7'9) (plus door recess)

With front aspect double glazed window with views across Herefordshire countryside, panelled radiator, access hatch to loft space with pull down ladder.

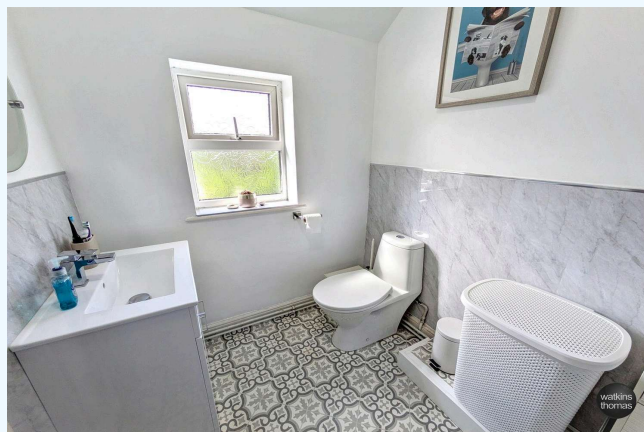
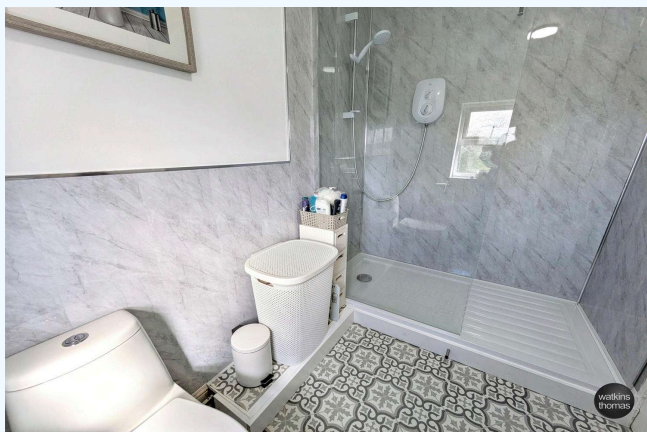


## Upper Portway, Burghill, Herefordshire, HR4 8NG

### Shower Room

2.46m (8'1) x 1.63m (5'4)

With rear aspect double glazed window, double shower cubicle with glass screen, electric shower, vanity wash hand basin, low flush WC, partially shower boarded wall surround, extractor fan and vinyl flooring.



### OUTSIDE:

To the front of the property is a lawned garden with path leading to the front door. A driveway with two five bar gates gives access to the side garden, where there is a parking area leading to the main garden which is laid to lawn. There is also a gravelled seating area, two storage sheds and wood storage areas. The garden is enclosed by fencing and hedging to provide a degree of privacy. One section of the garden has views to the rear across Herefordshire countryside.

### 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 drainage services are connected to the property. The drainage is via a private septic tank. 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 Whitecross Road. On reaching Whitecross roundabout, take the third exit onto Three Elms Road. Continue along Three Elms Road to the traffic lights and proceed straight over towards the village of Canon Pyon. Follow the road until entering Portway, where the property is located on the left hand side 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).

15th April 2026

ID42424

## Upper Portway, Burghill, Herefordshire, HR4 8NG

### 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 F. 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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 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

# Upper Portway, Burghill, Herefordshire, HR4 8NG

## 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.

