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3 Dore Hamlet, Abbeydore, Herefordshire, HR2 0AA

Situated to the south of Hereford City a well presented, three bedroom, extended terraced cottage with oil central heating, double glazing, allocated parking and enclosed rear garden with countryside views

£290,000 (Freehold)

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LOCATION

The property is located to the south of Hereford in the popular village of Abbeydore. The neighbouring village of Ewyas Harold offers a range of amenities including shop, post office, primary school, butchers, dentist, GP, two public houses and community hall. Hereford as a whole offers a wide variety 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, extended terraced cottage with oil central heating, double glazing, allocated parking, car port which has been converted to a storage shed and wood store with accommodation comprising entrance hall, snug, kitchen/dining room, sitting room, first floor landing with access to three bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

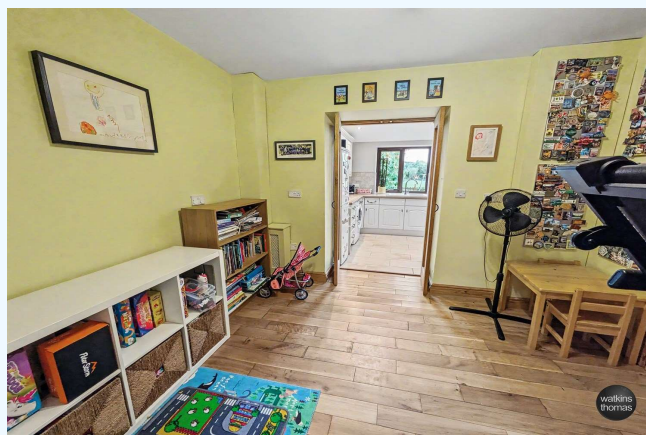
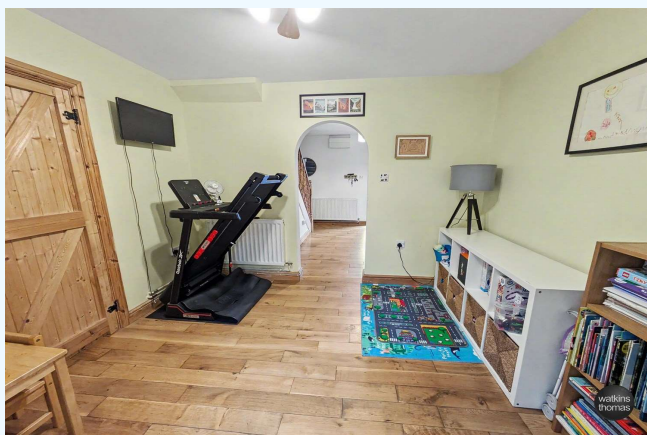
3.38m (11'1) x 3.07m (10'1) (maximum including the stairs)
With panelled radiator, thermostat for central heating, wooden flooring, stairs to the first floor with under-stairs storage cupboard, door to the sitting room and snug.



Snug

3.12m (10'3) x 2.69m (8'10)

With panelled radiator, wooden flooring, door to the sitting room and double doors to the kitchen/dining room.



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Kitchen/Dining Room

5.41m (17'9) x 2.69m (8'10)

With rear aspect double glazed window and three rear aspect sky lights. A range of units comprising sink drainer unit with work surface, 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, space for upright fridge freezer, central heating boiler, panelled radiator, inset spot lights, double glazed French doors to the rear garden and double doors to the sitting room.



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Sitting Room

6.2m (20'4) x 2.97m (9'9)

With front aspect double glazed window, two panelled radiators, wood burning stove, two wall lights and wooden flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space with pull down ladder, smoke alarm, airing cupboard, doors to bedrooms and bathroom.

Bedroom 1

3.63m (11'11) x 3.02m (9'11)

With front aspect double glazed window, panelled radiator and built-in wardrobe.

Bedroom 2

3.63m (11'11) (to the wardrobes) x 2.16m (7'1)

With front aspect double glazed window, wardrobe and panelled radiator.



Bedroom 3

3.02m (9'11) (maximum) x 2.46m (8'1) (L-shaped room)

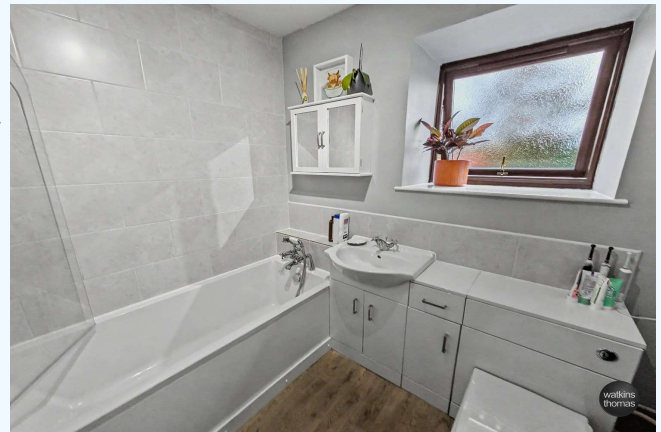
With rear aspect double glazed window, panelled radiator and built-in wardrobe.

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Bathroom

With rear aspect double glazed window and suite comprising panel enclosed bath with thermostatically controlled shower over, low flush wc, vanity wash hand basin, heated towel rail, partially tiled wall surround, shaver point and laminated flooring.



OUTSIDE:

To the front of the property is a communal gravelled area with parking to the front of the property. A short distance away from the house is a CAR PORT which has been converted to provide a WOOD STORE and STORAGE SHED.

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. The garden enjoys views across Herefordshire countryside and is enclosed by fencing to provide a degree of privacy.



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COUNCIL TAX BAND D

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.

Agent's Note

There is a management company in place, Dore Hamlet Management, which is run by the home owners. A £50 charge per quarter is payable which covers the sewerage treatment plant and the shared driveway.

SERVICES

It is understood that mains electricity and water services are connected to the property. Drainage is via a private system. The central heating is oil fired. 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 A465 Abergavenny Road. Proceed along the A465 for approximately six miles until reaching the village of Wormbridge. After the village school turn right sign posted Abbeydore and follow to the village. On reaching the village, at the 30mph speed limit sign, proceed over three bridges, immediately after the third bridge turn left into Dore Hamlet.

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 October 2026

ID44049

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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 D. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	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.

