



Wyndy Ridge, Caple Avenue, Kings Caple, Hereford, Herefordshire, HR1 4UL

Asking Price £400,000



Wyndy Ridge, Caple Avenue

Kings Caple, Hereford, HR1 4UL

* Unexpectedly Available 16th June 2021*

Exceptionally Presented Modern & Bright Home | Three/Four Bedrooms | Detached Family Home | Flexible Accommodation | Potential to create Annex | Superb Views | Large Driveway & Garage | Corner Plot

- Detached
- 4 bedrooms
- Annexe potential
- Corner Plot
- Ample parking & garage
- Utility room
- Countryside views
- Modern features

Asking Price
£400,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Set in a quiet village located south of Herefordshire offering village hall and church and with Ofsted rated outstanding primary schooling and within easy reach of recreational amenities to include Goodrich Castle at Ross-on-Wye and Holme Lacy equestrian centre. Located under 10 miles to the cathedral city of Hereford, home to an excellent range of shopping and restaurants.

Description

Wyndrydge is an attractive, modern family home approached by a driveway with ample parking space, a large front lawn and newly laid patio to appreciate the fantastic countryside views. The property itself is accessed via an enclosed front entrance porch with main front door leading into the inviting and spacious hallway. The downstairs cloakroom is fitted with a WC and sink, also providing hanging space for coats. It could also be a potential en-suite to the neighboring downstairs bedroom. The open plan living/dining room offers incredibly light reception space, with triple aspect windows and patio doors to the rear patio.

The kitchen has recently been refitted with attractive modern units with rolled edge worktops and matching up stands. There are a range of fitted appliances including gas hob, integrated dishwasher, two ovens and space for American fridge freezer. A door from the kitchen leads into the additional reception room, currently being used as a formal dining room, or could have the potential to be a separate annexe or living accommodation with it's own rear access from the garden. The downstairs bedroom can be found off this room with window to the front. There is also a utility room with sink, floor mounted boiler and space for washing machine.

The first floor landing provides access to all bedrooms and family shower room. The master bedroom is fitted with wardrobes and enjoys impressive views. Bedroom two also provides built in wardrobes and the final bedroom is currently used as an office. The family shower room is finished to a high standard with a modern white suite and walk-in double shower cubicle.

Garden

Access to the rear gardens can be gained by via the pedestrian gated side entrance to a generously sized private rear garden all of which is enclosed by modern panel fencing. Predominantly laid to lawn, with mature trees and shrub borders. There is a raised patio area which ideal for alfresco dining and entertainment.

Garage

The tandem garage is fitted with an electric over roller door, access to the roof space, power and lighting, and rear door to the garden. With appropriate consent the garage could provide additional living space if converted.

Services

The property is connected to Mains Electricity, Water and Drainage with Oil fired Central Heating. There is an open fire in the Lounge and LPG to the gas hob in the Kitchen.

Council Tax

Herefordshire Council – Band E

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

Proceed out of Hereford on the A49 Ross Road. Turn Left at the traffic lights onto the Holme Lacy Road. At the roundabout, take the 3rd exit onto the Hoarwithy Road. Follow this road through Little Dewchurch and take the left hand turning signposted 'Kings Caple' (opposite the church). Follow the road and take the second turning on your right (also signposted to Kings Caple). Follow this road and go straight over the crossroads and Caple Avenue is the first turning on your left.



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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

July 2019

Coronavirus Jackson Property Protocol
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

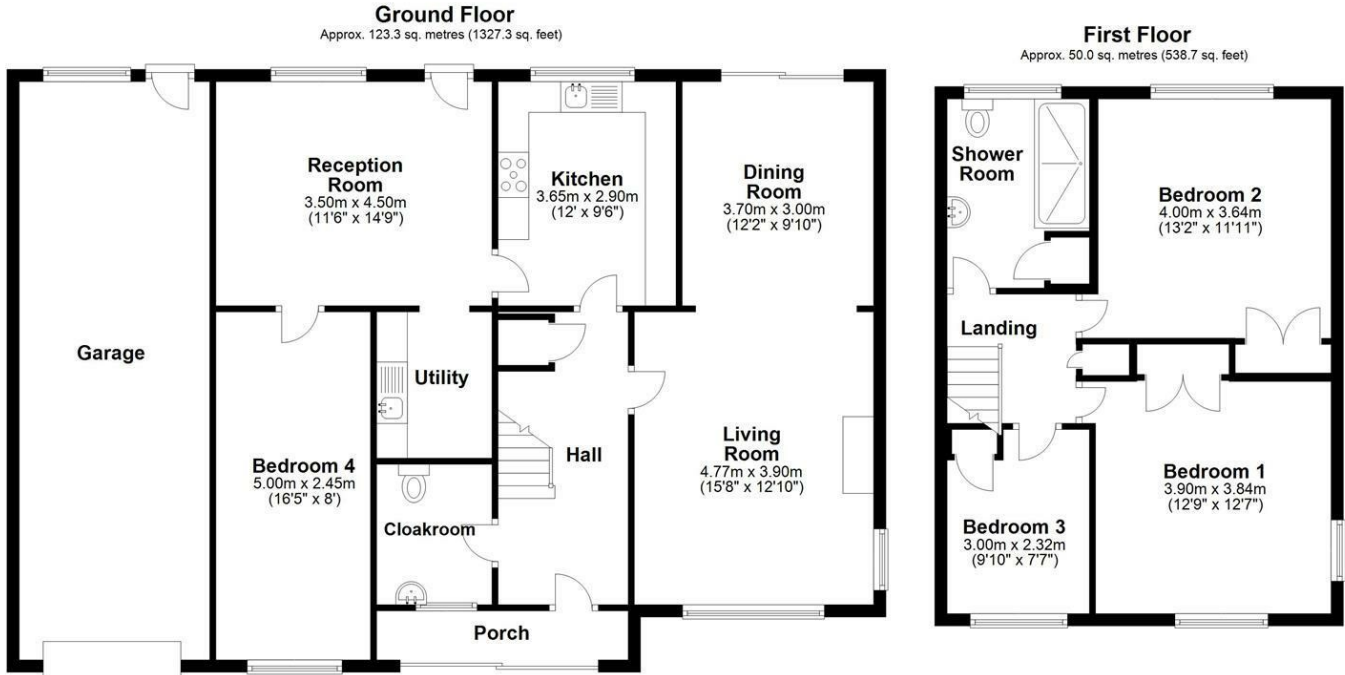
We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(94-100) A			(92 plus) A		
(81-93) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 173.4 sq. metres (1866.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.