



14 Callowside

Ewyas Harold, Hereford, Herefordshire, HR2 0HX

**jackson**  
property

# Offers Over £160,000

Three Bedrooms, 1 Bathroom | Private Driveway | Ample Off Road Parking | Garden & Outbuilding | Village Location with Local Amenities

## Situation

Located in the sought after, quiet position of Ewyas Harold, a village and civil parish in the Golden Valley in Herefordshire, near to the Welsh border. The village is about half way between the towns of Abergavenny and Hereford and contains a number of amenities such as a primary school, public house, doctors surgery, dentist and vets.

## Description

The private driveway has parking for 2 vehicles, with access to the side passage and canopy porch area.

A spacious hallway provides access to all ground floor rooms and stairs leading to the first floor. The living room neutrally decorated with a stone fireplace and hearth, plus a large double glazed window to the front of property letting in plenty of light. The adjoining kitchen/dining room is a great space for entertaining with space for a large kitchen table and chairs. The kitchen area is fitted with matching wall and base units, electric hob with extractor fan over and built in electric oven. From here, a door leads to the rear garden.

The first floor consists of three bedrooms and family bathroom. Bedroom one and two are both double rooms with large windows and lovely views. Bedroom three is a good size single room overlooking the front of the property. The family bathroom is fitted with a modern three piece white

suite including a P-Shape bath.

The front of the property is approached by a private driveway with ample off road parking. The rear garden is mainly hard standing with a decked area and lovely open countryside views.

## Services

It is understood that mains electricity, water and drainage services are connected to the property.

## Directions

From Hereford proceed South on the A465 Abergavenny Road and after approximately 12 miles turn right into the village of Ewyas Harold continue towards the centre of the village and at the triangular green turn right signposted Abbeydore. Proceed up the hill and take the right hand turn into Elm Green and then turn right into Callowside where number 14 will be identified by the agents for sale board.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on [www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)

## Jackson Property

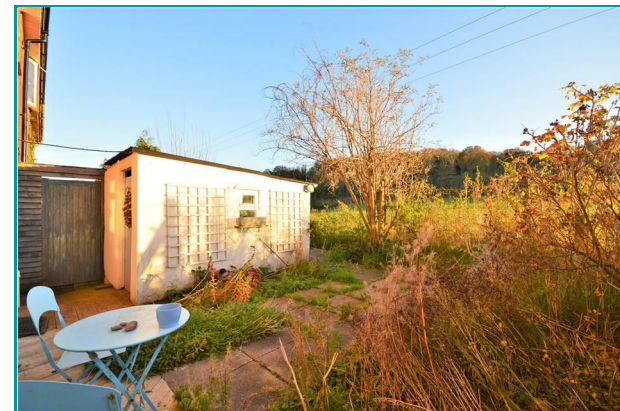
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## Referral Fees

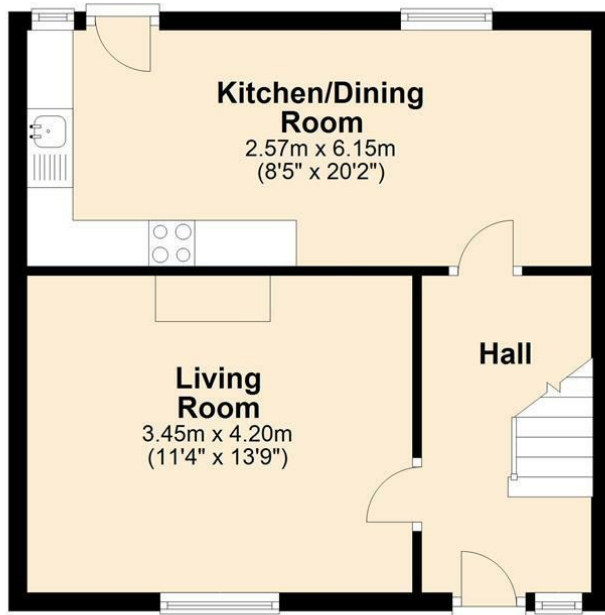
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To arrange a viewing please contact us on t. 01432 344 779  
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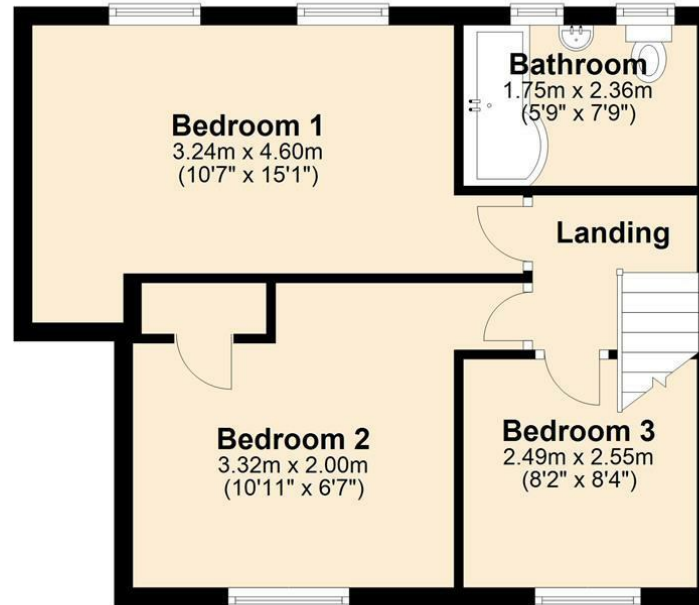
### Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



### First Floor

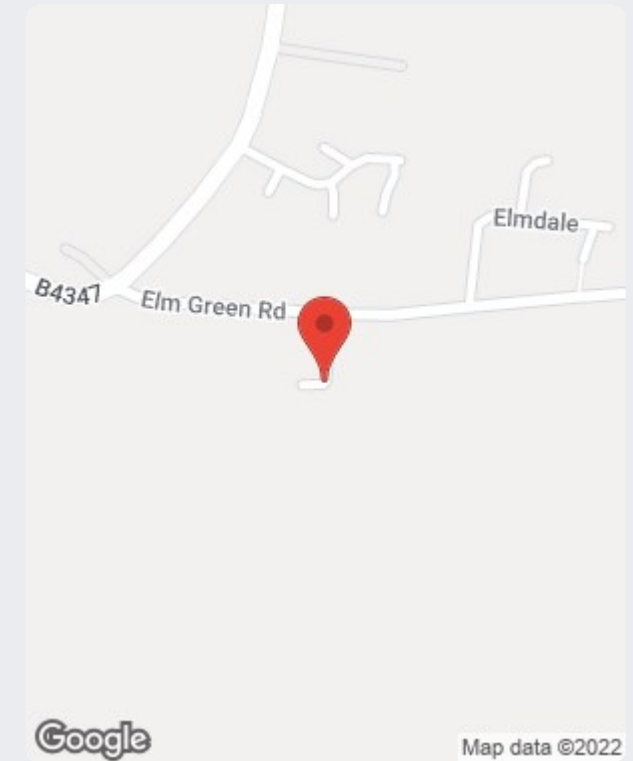
Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.9 sq. feet)

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

**14 Callowside, Hereford**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
92-100 A			92-100 A		
81-91 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	

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