



Old Butchers Shop

Little Tarrington, Hereford, Herefordshire, HR1 4JD

jackson
property

£275,000

Detached Two Bedroom Home | Village Location Between Ledbury and Hereford | Spacious Accommodation
| Attached Garage | Sold with No Chain Above

Situation

This popular village has a public house, village hall where a variety of activities take place. The property offers an ideal combination of village life yet close travelling distance to the cathedral city of Hereford just 7 miles away and offers easy access to open countryside. More facilities are available at the cathedral city of Hereford which offers an extensive range of services together with the market town of Ledbury which also offers easy access to the M50 and the motorway network. There is good easy access to the motorway network via junction 2 of the M50, just 4 miles south of Ledbury. Worcester (22 miles, Gloucester (21 miles) and Cheltenham (36 miles) are all within easy commuting distance.

Description

The former village butchers shop is now a residential property with charm and history to offer. With neutral décor and double glazing (majority), this spacious home is located in a village positioned between the market town of Ledbury and Hereford city.

The property is entered from a pedestrian gate into the main entrance hallway, there is internal access to the attached garage, stairs rising to the first floor and door to the living room. The living room is spacious and boasts a large double glazed window to the front allowing the room to fill with light. The rear hallway hosts the floor mounted oil boiler and door to the courtyard. The kitchen/breakfast room at the rear is fitted with matching wall and base units, space for cooker, fridge and washing machine, beyond

is a useful downstairs cloakroom with WC and sink.

The first floor landing has doors to both bedrooms, family bathroom and airing cupboard. The family bathroom is fitted with a modern white suite with q-shaped bath and shower over. Both bedrooms 1 & 2 are good size double rooms.

Garage & Outside

The property benefits from an attached garage with power and light and double doors. The garage has potential to be converted into extra residential living space (subject to necessary planning permission).

The rear courtyard garden is laid to concrete allowing for ample parking.

Services

Oil central heating, mains electricity and mains drainage.

The water supply is through the neighbouring Land Owner with an annual charge of approx. £240 per annum. Herefordshire Council Tax Band: D

Agents Notes

The property has a right of way over the gated access to the rear of the property. Please note the property does not own the grassed area beyond the gate, or have access through the second gate into the adjoining paddock.

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

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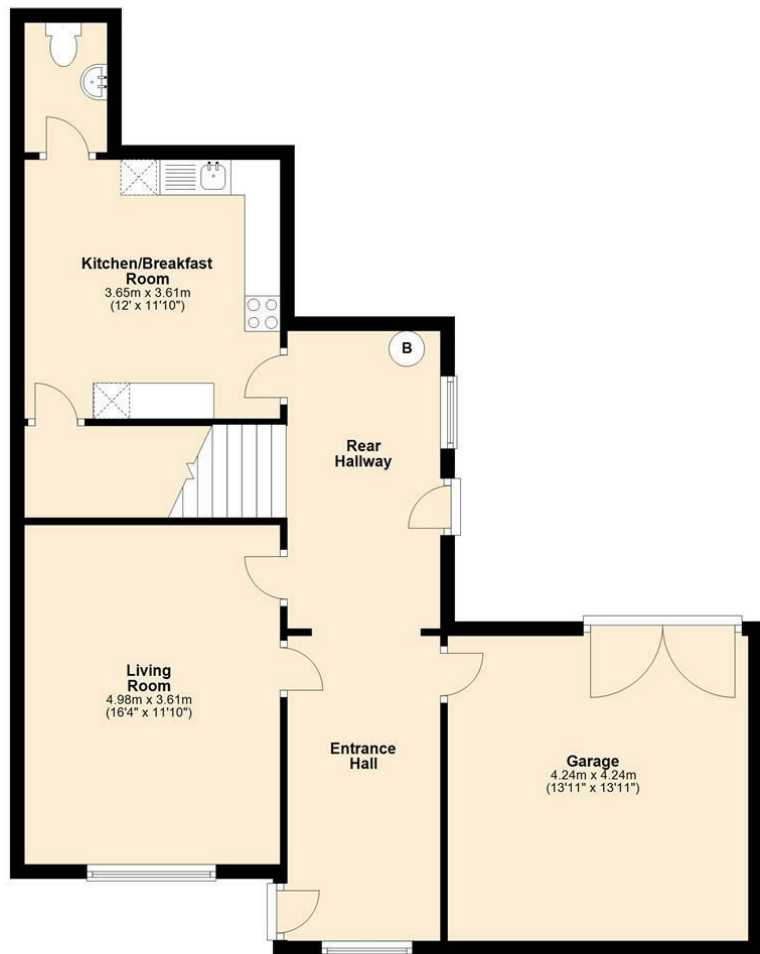
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To arrange a viewing please contact us on t. 01432 344 779
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Ground Floor
Approx. 76.1 sq. metres (819.0 sq. feet)

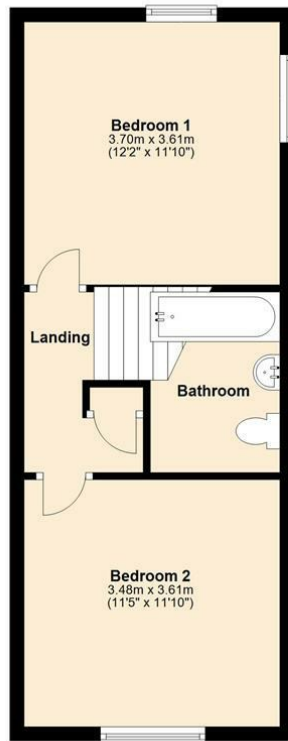


Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

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

The Old Butchers, Little Tarrington

First Floor
Approx. 35.8 sq. metres (385.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-101 A	96	Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-91 B		71-81 B	
69-80 C		59-70 C	
55-68 D		48-58 D	
49-54 E	43	38-47 E	
39-48 F		28-37 F	
21-38 G		18-27 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

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