

2 Hawthorne Cottages, Avenbury, Bromyard, Herefordshire HR7 4JZ



A traditional 3 bedroomed semi-detached cottage requiring full works of modernisation and improvement with an adjoining grass paddock.
In all extending to 1.87 acres / 0.76 Hectares.

GUIDE PRICE £180,000

FOR SALE BY INFORMAL TENDER

Informal tenders to be received by 12.00 noon Friday 21st July

Situation

2 Hawthorne Cottages is situated in the attractive rural location of Avenbury to the south of Bromyard.

The cottage itself is situated on a gated road.

Directions

Proceed out of Bromyard on the A44 Leominster Road. Bear left onto the A465. Continue for approximately 0.7 miles and bear left onto the B4214 signposted "Ledbury/Munderfield".

Continue along this road for approximately 0.8 miles and take the left hand turn signposted "Avenbury" (gated road). Proceed along this road for a short distance to where the property will be found to be located on the right hand side as indicated by the Agent's For Sale Board.

Description

A traditional semi-detached cottage of primarily solid brick construction with rendered elevations to the first floor and set beneath a conventionally constructed double pitched roof covered with artificial slate.

The property would benefit from a comprehensive programme of refurbishment and modernisation.

Accommodation

In brief the accommodation comprises:-

Ground Floor

Timber entrance door leading to

Lounge:- 3.97 metres x 3.50 metres

Fireplace with stove, window to front aspect with views over countryside. Door off to

Kitchen:- 2.89 metres x by 2.31 metres with basic range of floor and wall mounted units. Window to rear aspect and door to rear garden.

Door off to

Ground Floor Bathroom:-

High level WC, cast iron bath, wash hand basin and obscure glazed window to side aspect.

Stairs to First Floor with window to side aspect.

First Floor

Bedroom 1 (Front): 4.52 metres (max) reducing to 3.26 metres x 2.92 metres (max) reducing to 1.66 metres.

With window to front aspect with far reaching views over open countryside.

Bedroom 2: 3.43 metres x 2.15 metres with window to rear aspect overlooking rear garden and countryside beyond.

Bedroom 3: 2.49 metres (8 ft 2) x 2.32 metres with window to side aspect.

Outside

To the front of the property is an area of off-road parking together with a gravelled fore-garden. To the rear of the property is an enclosed rear garden with a paved seating area, lawned garden and various timber outbuildings.

For the avoidance of any doubt there is **no** right of way through the pedestrian gate to the rear property boundary.

Services

We understand that mains water and electricity are connected to the property. Drainage is to a shared septic tank system located within the adjoining paddock.

Adjoining Grass Paddock

With area of off-road parking. Primarily down to pasture with boundaries comprising native hedge and some stock fencing.

Tenure and Possession

We understand the property is offered for sale freehold although purchasers must make their own enquiries via their Solicitor.

Fixtures and Fittings

Any fixture or fitting not expressly mentioned within the confines of these Sales Particulars is excluded from the sale.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit to all rights including rights of way, whether public or private, light, support, drainage, water and electric supplies and any rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cable, drains, water, gas and other pipes whether referred to in the Conditions of Sale or not.

Council Tax

We understand the residential property is assessed as Council Tax Band C

Local Authority

Herefordshire Council – 01432 273410

Money Laundering Regulations

To comply with the Money Laundering Regulations the successful purchaser will be required to produce appropriate identification to comply with this legislation.

Viewings

The property will be open for viewing strictly by prior appointment and strictly on the following dates and times:-

To register to view please contact Miss J E Palmer: 01684 588401 E-mail : jp@arcsurveyors.net

Wednesday 21st June between 6.00 p.m and 7.00 p.m

Saturday 24th June between 10.00 a.m and 12.00 noon

Wednesday 28th June between 6.00 p.m and 7.00 p.m

Saturday 1st July between 10.00 a.m and 12.00 noon

Wednesday 5th July between 6.00 p.m and 7.00 p.m

Saturday 8th July between 10.00 a.m and 12.00 noon

Wednesday 12th July between 6.00 p.m and 7.00 p.m

Saturday 15th July between 10.00 a.m and 12.00 noon

Informal Tenders

Informal Tenders are to be received by 12.00 noon Friday 21st July.

Offers should be in a sealed envelope and delivered to ARC Surveyors Ltd, The Estate Office, Madresfield, Malvern, Worcester WR13 5AH and should be marked for the attention of Miss J E Palmer.

Should you wish to submit an offer for the property would you please submit your offer on the following basis:

1. Confirm your offer for the property, in writing, subject to contract.
2. Please supply the name, address and telephone number of the firm of Solicitors who you intend to instruct if your offer is accepted subject to contract.
3. Please confirm how the purchase price of the property will be serviced i.e. what percentage will be made up of cash funds and what percentage will be subject to mortgage. Should your offer be accepted in principle you will be asked to provide evidence of funding within 24 hours of in principle acceptance.
4. Your offer is to be submitted subject to contract and any other conditions on which it is to be made should be specified.
5. Only offers of a non-variable nature will be considered, i.e. you should state the actual figure you are willing to pay for the property.
6. The vendor reserves the right not to accept the highest, or any offer made.

ARC Surveyors Disclaimer – Important Notice

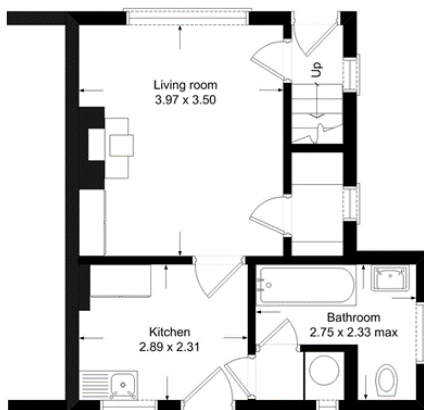
The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements stated within these particulars are approximate. Images within the particulars show the parts of the property only at the time they were taken. In relation to planning matters, prospective purchasers must not rely upon the use or planning details stated within these particulars and should confirm their proposed use and the terms of the Planning Permission with the relevant Local Authority. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The Agents have not made any investigations into the existence or otherwise of any issues concerning pollution and or contamination of land, air or water. The Purchaser is responsible for making his/her own enquiries in this regard. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. ARC Surveyors Ltd is a Limited Company registered in England and Wales. Registered Company Number 7764003. The agents are registered with The Property Ombudsman.

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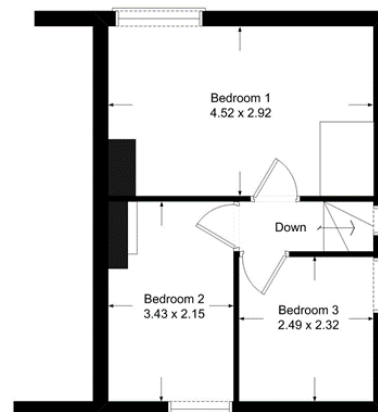
Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.



Approximate gross internal area
61 sq m



Ground floor



First floor

