

3 CRANSTON MEWS

£300,000



“A gem of a barn conversion on the city outskirts”

Hereford, Herefordshire

Whether you are looking for a starter home, investment property, city bolt-hole, rental or maybe a holiday home, this special barn conversion on the western outskirts of Hereford city will be just the ticket.

- Edge of the city
- Low maintenance
- Garage
- Courtyard garden
- Great investment potential
- No chain



Situated on the edge of Hereford city in a private mews of deluxe barn conversions, No 3 is new to the market and bursting with bags of character and charm, inside and out.

Enter via the half-glazed front door to the ground floor accommodation and into an extensive kitchen/ breakfast room with an array of kitchen units, oven and counter-top hob. A large window, which opens to the front garden, bathes the room in light and a further door to the rear of the kitchen accesses the generous utility room, storage cupboard and separate WC.

Stairs lead up to the first floor and opens, immediately, to the attractive living room, replete with character exposed ceiling trusses, feature fireplace and access to a Juliet balcony.

Across the hallway lies the family bathroom with vanity unit washbasin with storage and a bath with shower above. Two double bedrooms, also with visible character ceiling trusses, complete the first floor accommodation.

Outside: The pretty walled terrace to the front of the property is a great space to sit out of an evening. The property is sold with parking and a garage.



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.



Area: The White Cross/ Breinton Lee area of Hereford is perfectly situated to enjoy easy access to the city of Hereford's amenities whilst being on the doorstep to the county's beautiful countryside. There is a public house, convenience store and garden centre with café all within easy walking distance of the property. The shops and amenities of the Whitecross area of Hereford are just a little further away. The A438 Kings Acre Road leads west to the nearby countryside, the National Trust Weir Gardens and the areas of Bridge Sollers, Letton and Hay on Wye.

At a glance:

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	B
Heating:	Central heating; radiators
Service charges:	Nil (Common courtyard areas maintained on an "as and when" basis with other residents)
Services available:	Electricity, gas, mains water and drainage
Covenants:	Independent flying freehold
Broadband:	Yes; fibre available**
Note:	Property available on completion with either tenant (with letting management) or vacant possession with notice period given via letting agency.

* correct as of instruction date; ** Source: BT



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