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### **3 White Hart Cottages , Aston Crews, HR9 7LW**

**£325,000**

This is one of those “one in a million” properties, if you are searching for a rural home with views this one is it!

As a modern THREE bedroom cottage there is OPEN PLAN living space and VIEWS over the Herefordshire countryside. (Planning permission has been granted to extend if required) \*\*\*CHAIN FREE\*\*\*

Entrance/Sitting Room 15'9 x 7'8 (4.80m x 2.34m)

Kitchen/Dining Room 18'4 x 15'9 (5.59m x 4.80m)

Bedroom 2 10'5 x 9'5 (3.18m x 2.87m)

Bedroom 1 13'8 x 11'0 (4.17m x 3.35m )

Bedroom 13'8 x 11'0 (4.17m x 3.35m)

Bathroom

## OUTSIDE

The driveway is opposite the property providing an abundance of OFF ROAD PARKING.

The main entrance, accessed via a shared walkway, also leads to the rear of the property. The SOUTH WESTERLY facing rear garden is all enclosed, mostly laid to lawn, with a large decking area, the stunning views from here can be enjoyed over the countryside.

## Services

Mains water, gas central heating.

Shared Treatment plant treatment plant the two neighbouring properties at a shared cost of approx. £150.00 PA.

Herefordshire County Council tax band C

## Useful info

The treatment plant has been replaced

A new flat roof has been recently upgraded.

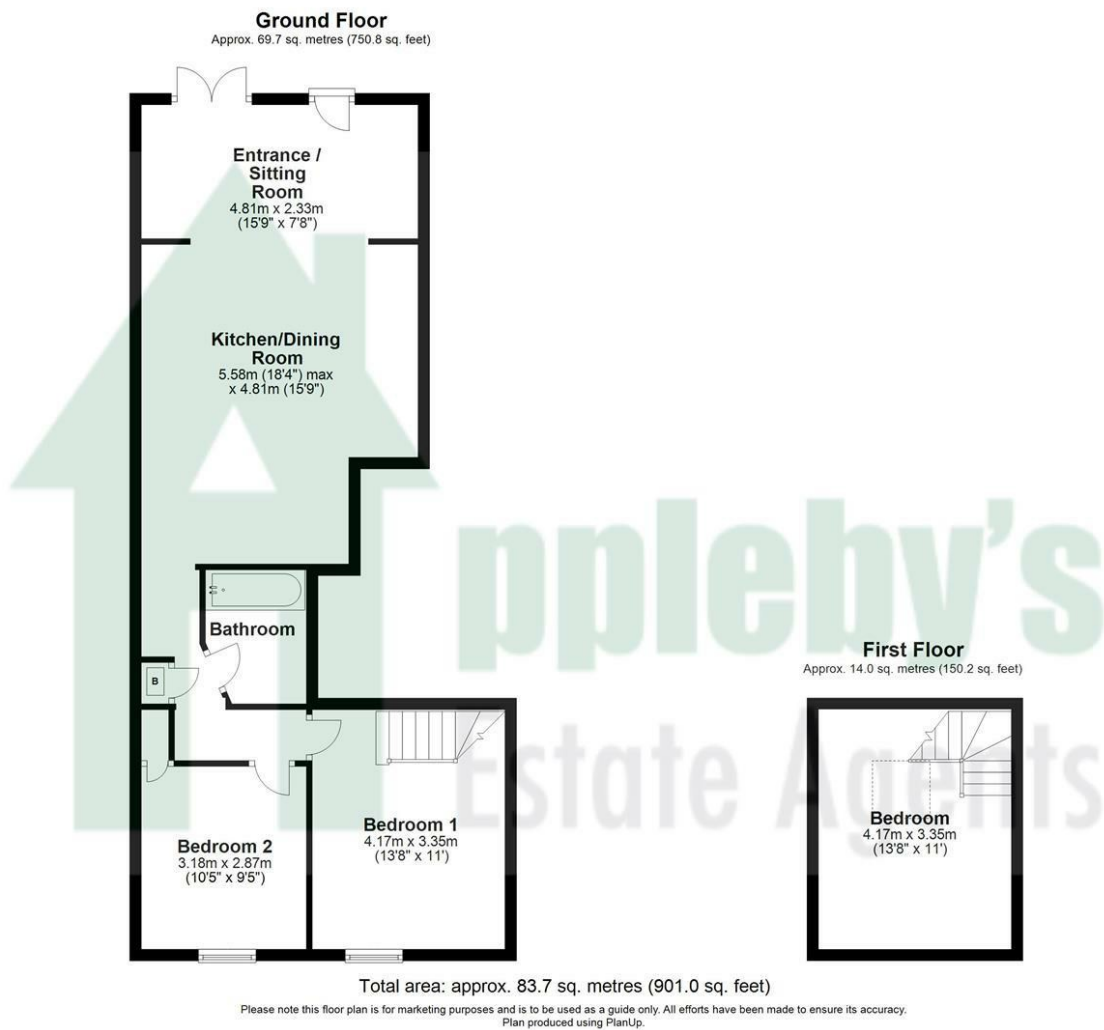
Planning permission for the extension can be viewed online on the Herefordshire County Council website ref number (P200763/AM)

The footings have already been laid in readiness.

## Tenure

Freehold

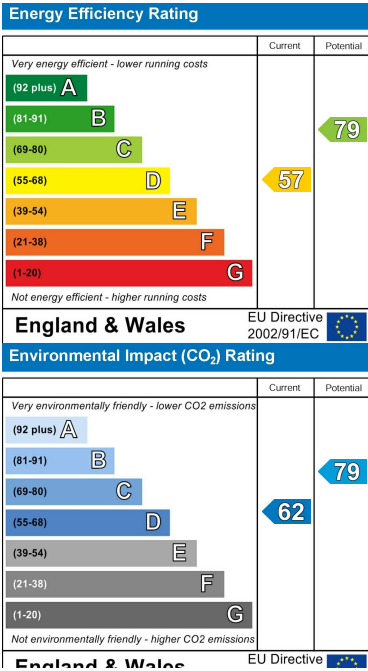
Floor Plan



Area Map



Energy Efficiency Graph



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