



## Treaddow Cottage, St. Owens Cross, HR2 8LQ

Offers Over £300,000



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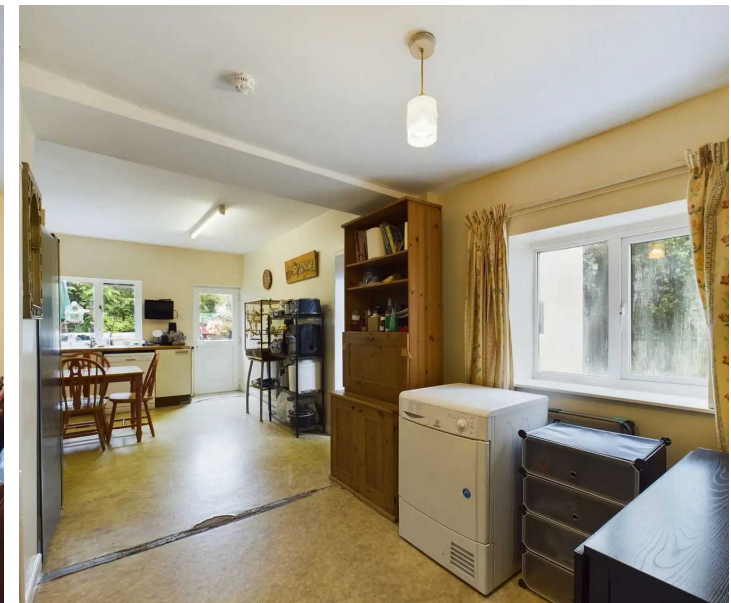
# Treaddow Cottage

St. Owens Cross, Hereford

- Detached Cottage
- Generous Garden
- Three Double Bedrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Semi-Rural Location
- Requires Some Updating

A three double bedroom detached cottage having a generous rear garden and off road parking. The property is situated in a semi-rural area having convenient access to local towns.

This detached cottage would benefit from some updating and has accommodation comprising a reception room having a feature fire recess, staircase and window to the front, study having a feature fire recess and window to front. Lounge having window to side and rear. Open-plan kitchen/dining room having a range of base and wall units, sink unit, space for electric oven, space and plumbing for dishwasher and door to the garden. Utility room having space and plumbing for washing machine and door to the rear. Ground floor bathroom. To the first floor are three double bedrooms and bathroom having a three piece suite.



To the rear of the property is the driveway providing off road parking, a pathway leads around the side of the property to the garden. The gardens are mainly laid to lawn having an array of flower beds, shrubs and plants, garden pond, patio seating area, garden shed, vegetable garden and hedged boundaries.

The property benefits from an oil central heating system and we would recommend a viewing appointment to appreciate all this property offers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1200.55 ft<sup>2</sup>

111.53 m<sup>2</sup>

**Reduced headroom**

12.13 ft<sup>2</sup>

1.13 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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