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GLASSHOUSE

Wellington, Hereford, HR4 8DT

Guide Price £315,000

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A 3 Bedroom Detached Family Home, including attached garage and driveway with extensive off-road parking, situated near to the A49 in Wellington, Hereford. All Offered With No Onward Chain.

**Porch – Sitting Room – Kitchen – Dining Room – Utility Room –  
Downstairs Shower Room – Boiler Closet – 2 Double Bedrooms –  
Single Bedroom – Family Bathroom – Attached Garage – Carport –  
Extensive Driveway – Lawned Gardens**

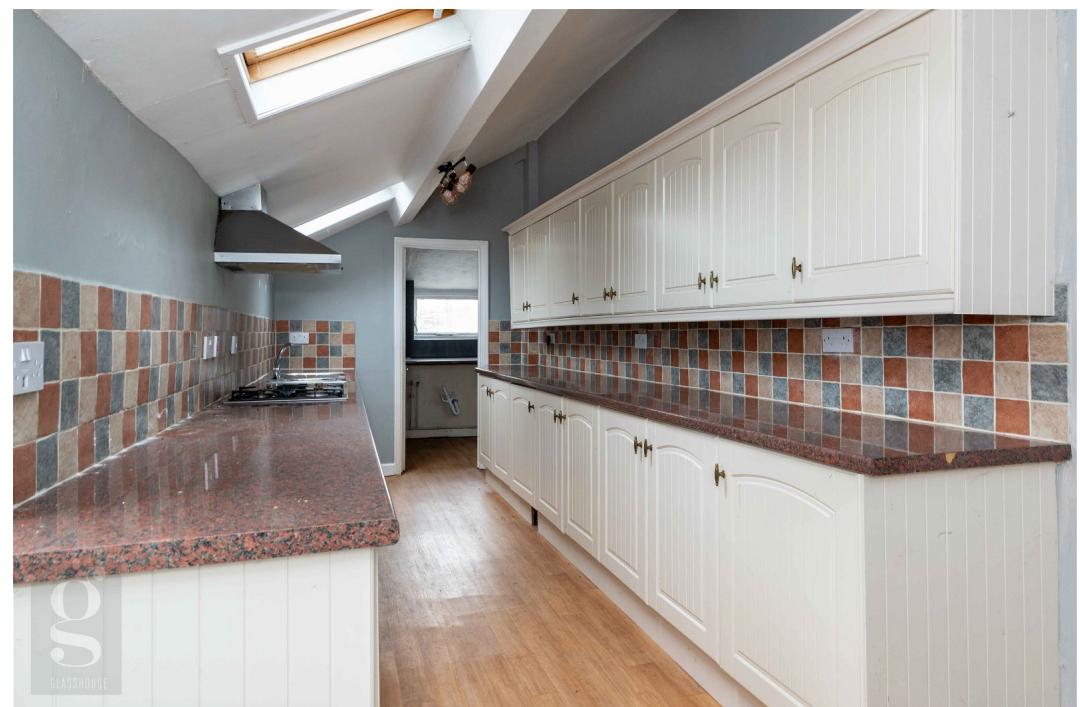
The property offers generous living space in need of light refurbishment, allowing a prospective buyer to put their own stamp on this detached home. Located in the sought-after village of Wellington approximately 6 miles north of Hereford, with various amenities such as a Primary School, Village Shop & Post Office, Astroturf Tennis Courts, Football Pitch, Church dating back to the 12th Century and an independently owned Garden Centre.

## The Property

**Porch** – Located at the rear of the property, the entrance porch is a dedicated space for kicking off shoes and hanging coats. A further door leads into the kitchen.

**Kitchen** – A long galley kitchen fitted in an array of white cupboard units on both sides, providing copious storage. Laminate countertops, wood effect laminate flooring and skylight windows are fitted, as well as integrated appliances including fan oven, gas hob, extractor fan hood, stainless-steel sink & a half with drainer and under-counter fridge. Splashback tiles across the back walls finish the space.

**Sitting Room** – An impressively spacious main reception room at over 7m in length, the sitting room is flooded with light from a wide recessed bay window overlooking the lawn. A decorative mantle & hearth remain where the original fireplace once was, with the stairwell to the first floor tucked in the corner.





TOtal FLOOR AREA: 1486 SQ.FT. (138.0 SQ.M.) APPROX.  
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate.

- 3 Bedrooms; Detached
- Attached Garage & Carport
- Extensive Driveway & Lawned
- Offered With No Onward Garden



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

