



2 Wye Cottages, Hampton Bishop, Hereford,  
Herefordshire, HR1 4JN

Asking Price £279,950

3 1 1 D

A set of icons representing property features: a bed icon with the number 3, a bathtub icon with the number 1, a sofa icon with the number 1, and a menu icon with the letter D.

## 2 Wye Cottages, Hampton Bishop, Hereford, Herefordshire, HR1 4JN

Trivett Hicks is pleased to offer this two/three bedroom semi detached cottage style property. Situated in the highly sought after area of Hampton Bishop. Hampton Bishop is a semi-rural location, which has local public house with restaurant, village hall, church and great walks within the vicinity.

The city centre is only just over a mile away, where you will find the usual facilities that you would expect from a city.

The property in more detail offers hallway, utility porch, fitted kitchen/breakfast room with integrated dishwasher and oven with hob, living room, dining room, dining room/bedroom two and four piece bathroom all to the ground floor. To the first floor two bedrooms with master bedroom having en-suite WC. The property benefits from gas central heating, gardens and off road parking for several cars. A redeeming feature of the property, is the outlook to the rear over open fields.

### FULL DETAILS

#### ENTRANCE HALL

Front door, double glazed window to the side aspect, radiator, stairs to the first floor, built in storage cupboard, door to:

#### LIVING ROOM 12'0" x 16'2" (3.66m x 4.93m)

Double glazed window to the front aspect, radiator, TV point, gas fire, power points, lights having dimmer control and exposed beams.

#### FITTED KITCHEN/BREAKFAST ROOM 12'0" x 9'10" (3.66m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, tiled splashbacks, integrated dishwasher, fitted electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to the front and side aspect, ceramic tiled flooring, power points, ceiling spotlights and access to the roof space, door to:

#### UTILITY AREA 7'3" x 2'10" (2.22m x 0.88m)

Worktop space, wall mounted gas boiler serving heating system and domestic hot water with heating timer control, double glazed window to the side aspect, ceramic tiled flooring, power points and stable door to the rear garden.

#### BEDROOM TWO/DINING ROOM 8'10" x 11'0" (2.70m x 3.36m)

Double glazed window to the rear aspect with views over open fields, radiator, power points and fitted wardrobe with sliding doors, door to:

#### BATHROOM

Fitted with four piece suite with shower enclosure having fitted power shower with folding glass screen, pedestal wash hand basin, fully tiled walls, low-level WC, heated towel rail, extractor fan, panelled bath, mirrored cabinet, obscure double glazed window to the rear aspect, radiator and tiled flooring.

#### FROM ENTRANCE HALL

Stairs lead to.





**LANDING**  
Double glazed window to the side aspect, power points, door to eaves storage cupboard, door to:

**MASTER BEDROOM 12'1" x 11'10"** (3.69m x 3.61m)  
Double glazed window to the front aspect, radiator, power points and exposed beams, door to:

**EN-SUITE WC**  
Fitted with two piece suite comprising wash hand basin, tiled splashbacks, Saniflow low-level Wc, extractor fan, wall mounted mirrored cabinet and vinyl flooring.

**BEDROOM THREE 9'1" x 10'1"** (2.78m x 3.07m)  
Double glazed window to the front aspect, radiator, power points, cupboard over the stairs and exposed beams.

**OUTSIDE**  
The property is approached by gravelled driveway providing off road parking for several cars. The front garden is laid to lawn with picket fencing to the front boundary. To the rear, cold water tap, garden store, patio area with raised shrub beds all enclosed by ranch style fencing.

**COUNCIL TAX**  
Band C £2164.10 2025 - 2026 (A reduction may be applicable for single occupancy).

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**MONEY LAUNDERING REGULATIONS**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**DIRECTIONS**  
Proceed out of Hereford along the B4224 towards Fownhope, Hereford Fire Station will be on your left. Then bear right into Eign Road, which continues along into Hampton Park Road. You will then pass the junction on your left for Hollywell Gutter Lane and 2 Wye Cottage will be found on the left-hand side as denoted by the Trivett Hicks To Let board.

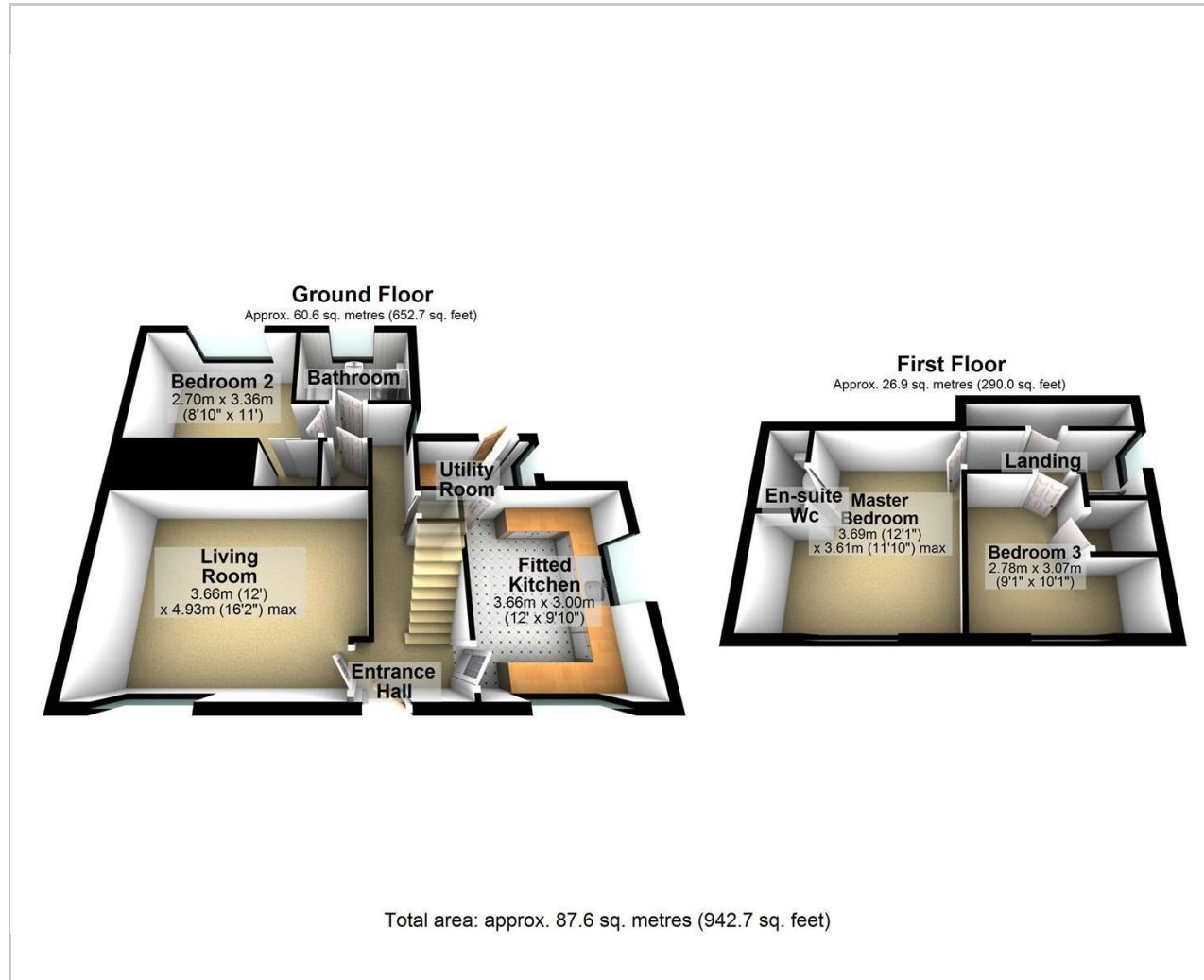
**SERVICES**  
Mains electric and gas are connected to the property. Septic tank drainage shared with the neighbouring properties, cost to empty being currently split with the neighbours.

**TENURE**  
Freehold

**N.B**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



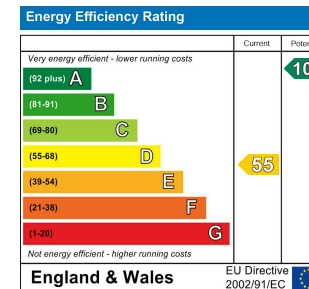
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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