



House Martins, 1 Stoney Street Cottage, Madley, Hereford,  
HR2 9NJ

Asking Price £330,000



## House Martins, 1 Stoney Street Cottage, Madley, Hereford, HR2 9NJ

Trivett Hicks is pleased to offer this five bedroom semi detached cottage style property, which would benefit from some improvement throughout situated in the popular village of Madley.

Madley, which is situated west of Hereford itself has good facilities on offer such as a local church, post office store, public house, primary school and public transport.

The property in more detail offers enclosed entrance porch, entrance hall, living room, conservatory, fitted kitchen, sitting room, cloakroom, utility room all to the ground floor. To the first floor five bedrooms and a four piece family bathroom.

The property benefits from oil fired central heating, off road parking for several cars, good size garage with power points, light and remote control door. To the rear additional detached garage, brick outbuildings, good size garden having large lawn, various fruit trees, flower and shrub borders. The property has excellent outlook to the rear backing onto open fields and woodland.

### FULL DETAILS

#### ENTRANCE PORCH

Double glazed door, double glazed window to the front and side aspect, door to:

#### ENTRANCE HALL

Double glazed window to the front aspect, double radiator, power point, under stairs cupboard, wall mounted central heating thermostat, stairs to the first floor, door to:

#### LIVING ROOM 18'6" x 14'0" (5.64m x 4.26m)

Double glazed window to the front aspect, two double radiators, power points, living flame effect gas fire set in feature fireplace with marble effect hearth and mantle over, double glazed sliding door to:

#### CONSERVATORY 8'7" x 10'2" (2.62m x 3.10m)

Windows to the rear and side aspects, door to the rear garden:

#### SITTING ROOM 10'9" x 10'4" (3.28m x 3.14m)

Double glazed window to the front aspect, double radiator, power points, ceiling with feature wooden beams.

#### FITTED KITCHEN 9'3" x 15'11" (2.83m x 4.85m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with mixer tap, tiled splashbacks, oil-fired boiler serving heating system and domestic hot water with heating timer control, plumbing for automatic washing machine, space for fridge/freezer, automatic washing machine and cooker, door to:

#### UTILITY ROOM 8'7" x 9'5" (2.62m x 2.87m)

Fitted with matching base and eye level units with worktop space over matching, plumbing for automatic washing machine, space for fridge and fridge/freezer, double glazed window to the rear and side aspect, power points, glazed door leads to the rear garden, door to:

#### CLOAKROOM

Fitted with two piece suite comprising pedestal wash hand basin with tiled splashbacks and low-level WC.

#### LANDING

Power points, access to the roof space, door to:

#### BEDROOM ONE 11'3" x 13'5" (3.42m x 4.10m)

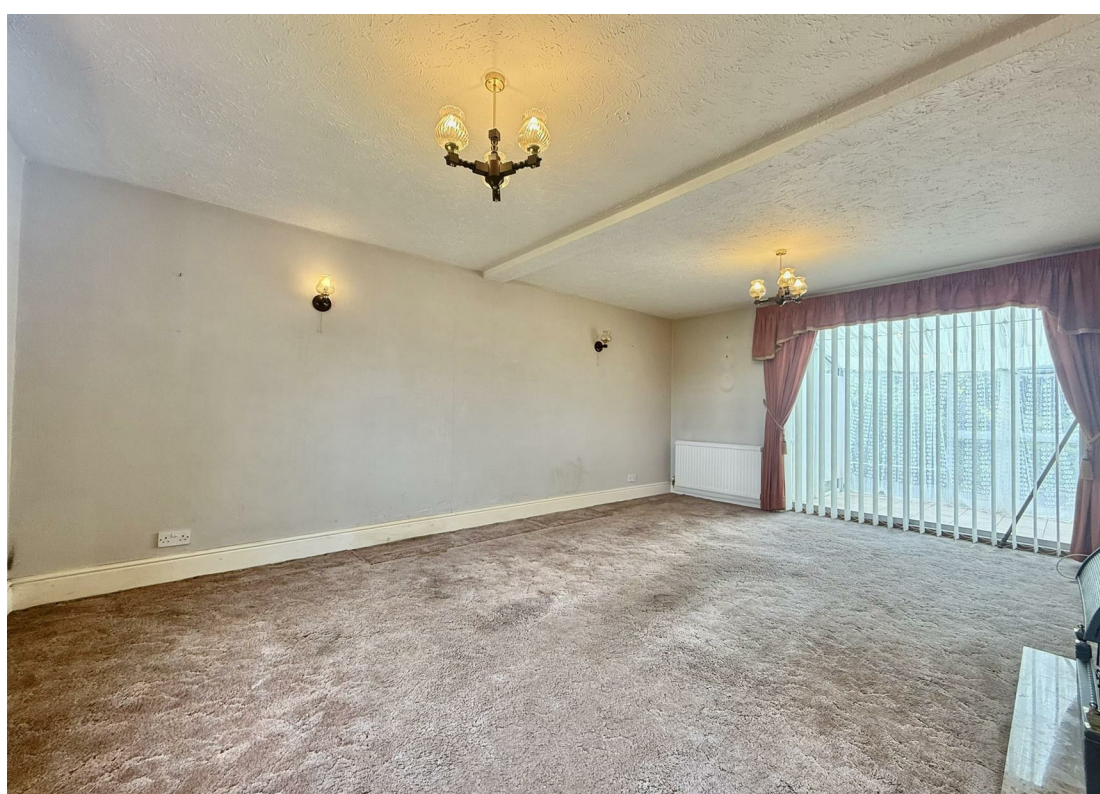
Double glazed window to the front aspect, fitted bedroom suite with a range of wardrobes, double radiator, power points, door to:

#### BEDROOM TWO 7'6" x 13'9" (2.28m x 4.20m)

Double glazed window to the rear aspect with views of the rear garden and open countryside, double radiator, power points, built in wardrobe with sliding doors, door to:

#### BEDROOM THREE 11'1" x 10'4" (3.38m x 3.14m)

Double glazed window to the front aspect, radiator and power points.





**BEDROOM FOUR 6'11" x 10'11" (2.12m x 3.33m)**

Double glazed window to the rear aspect with views of the rear garden and open countryside, radiator and power points.

**BEDROOM FIVE 8'0" x 7'11" (2.44m x 2.41m)**

Double glazed window to the front aspect, radiator, power point, door to:

**BATHROOM**

Fitted with four piece suite with comprising bath, pedestal wash hand basin, fully tiled walls, recessed shower enclosure with fitted Mira power shower and glass screen, heated towel rail, mirrored cabinet, shaver point, double glazed window to the rear aspect, fitted cupboard with double doors.

**OUTSIDE**

The property is approached by driveway providing off road parking for several cars, this leads to large garage with remote roller door. To the rear the garden is large approximately 0.15 of an acre mainly laid to lawn with patio area and brick outbuildings. The general view from the garden is of woodland and open fields.

**DIRECTIONS**

From the Hereford city centre proceed over Greyfriars Bridge heading south on the A49, when approaching the traffic lights at the main roundabout, continue into the Belmont Road A465. Continue to the Tesco roundabout and go straight over towards Abergavenny, from the A465 take the second turning on the right into B4352 signposted Clehonger, Kingstone and Madley. Proceed along this road passing through Clehonger bearing right towards Madley. Before reaching Madley take the left turn where you will see The Comet Inn immediately on your right. Continue along this road it narrows in a couple of places and then bends to the left. Once it straightens up after a short distance you will see a pair of semi detached cottages on your left. It is the first of these cottages on your left hand side.

**COUNCIL TAX**

Band C £2261.72 2026-2027 (A reduction may be applicable for single occupancy).

**LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

**TO VIEW**

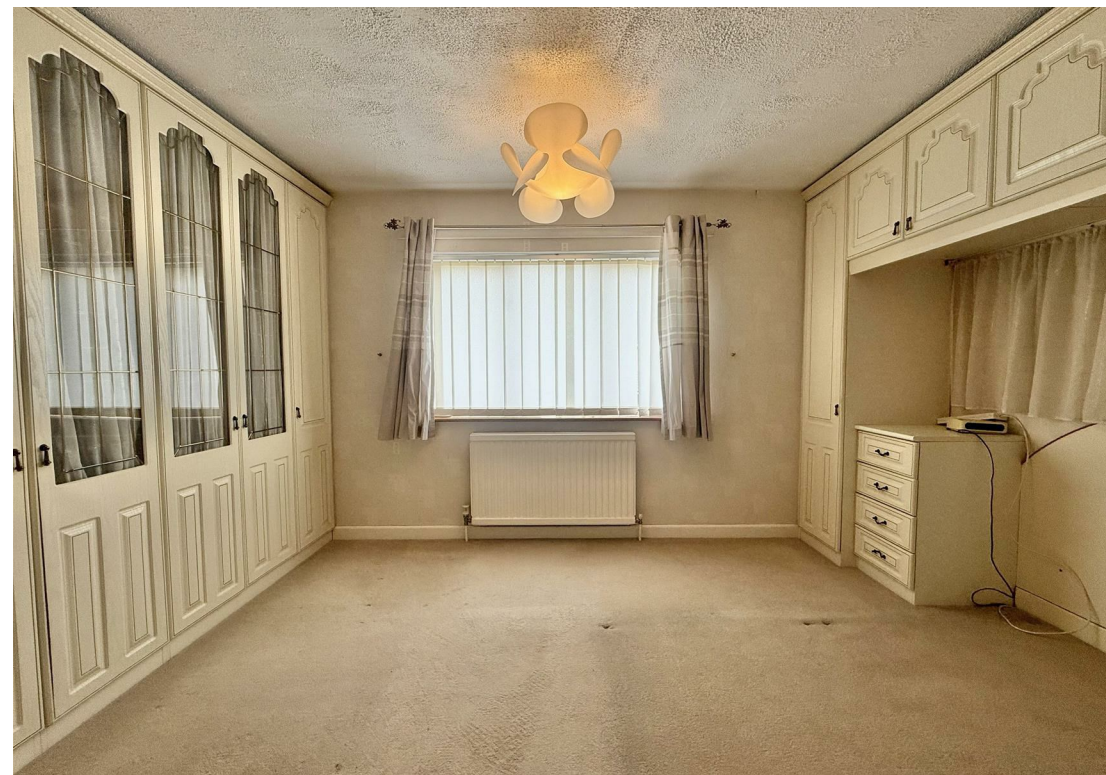
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**MONEY LAUNDERING REGULATIONS**

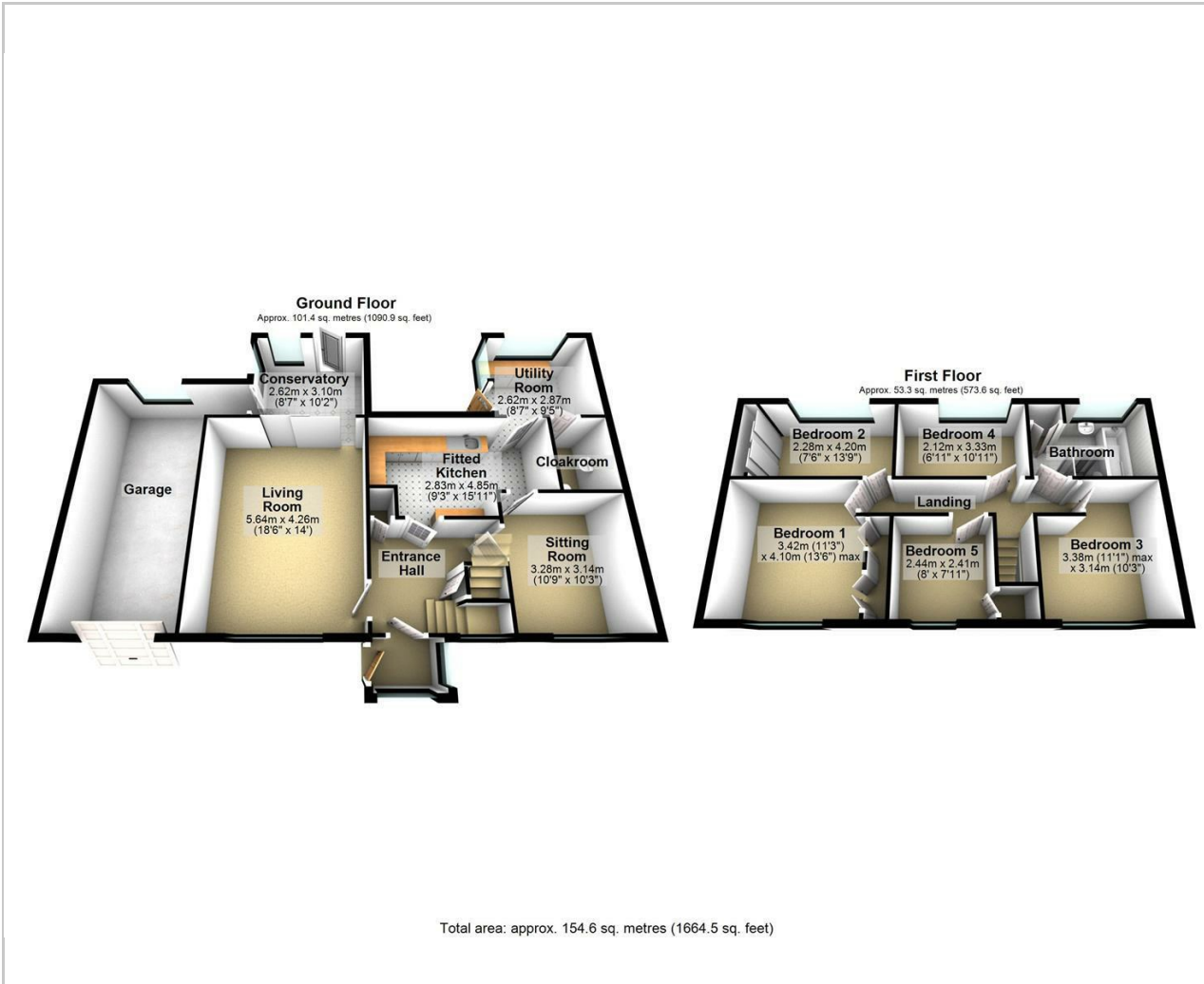
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**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.



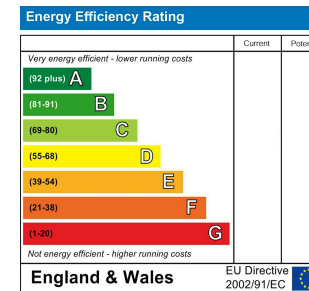
## Floor Plan



## 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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