

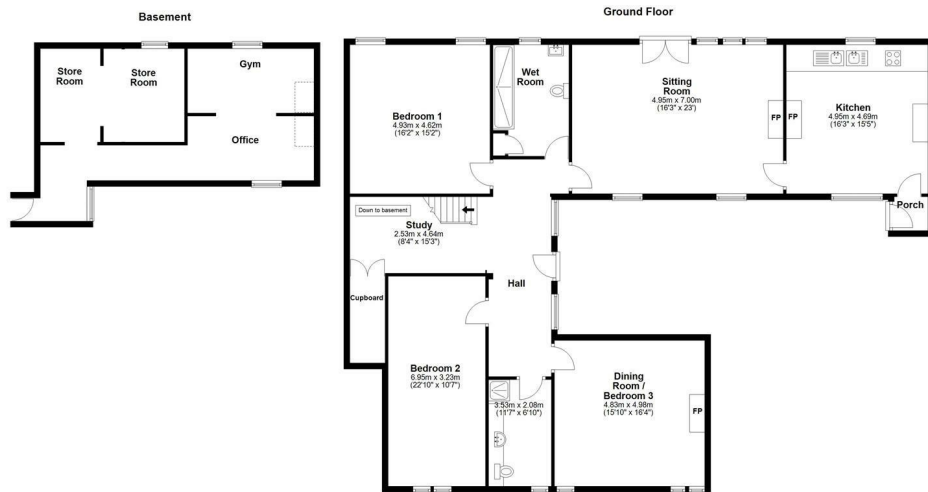


## NO 2 THE COURTYARD

Wessington Court, Woolhope, Hereford, HR1 4QN

£425,000





Total area: approx. 216.0 sq. metres (2325.3 sq. feet)  
 Plans created by Brookes Bliss Ltd. Plans are not to be deemed as accurate and are not to scale.  
 Plans produced using PlanIt.



Full of character, with large rooms and high ceilings, a unique ground floor wing of a large country house, offering very comfortable living space all in a parkland setting on the edge of the highly desirable village of Woolhope.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			54
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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