



23 Callowside Ewyas Harold Herefordshire HR2 0HX

A superb opportunity to acquire a three bedroom, semi-detached house, on the edge of the popular village of Ewyas Harold.

- Three bedroom semi-detached house • Ideal First Time Buyer or investment property •
- In need of updating and modernising • Off road parking •
- Offered with no onward chain •



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23 Callowside,

Ewyas Harold, Herefordshire HR2 0HX

23 Callowside is an attractive and well maintained three bedroom property requiring updating. The property has the benefit of off-road parking and attractive front and rear gardens.

Located on the edge of the sought after village of Ewyas Harold which offers excellent amenities. An ideal First Time Buyer or investment property with no onward chain.

Hereford - 12.2 miles

Abergavenny - 12.6 miles

Monmouth - 15.7 miles

Ross-on-Wye - 18.8 miles

Location & Situation

23 Callowside is located on the edge of the popular village of Ewyas Harold and its excellent amenities which include: the well regarded primary school, post office, doctors, dentist, petrol station, vets, fish and chip shop, public houses, butchers shop and places of worship. The village is midway between the City of Hereford and the market town of Abergavenny.

Both Hereford and Abergavenny offer a wider range of amenities including individual shops, major retailers and supermarkets. Hereford has a general hospital and there are good road and rail links for commuting from both towns.

23 Callowside Residence

23 Callowside has been in the same family for over 60 years. It is an attractive three bedroom semi-detached property set back from the road with pretty, front and rear gardens. The property will require some updating although it has been well maintained and benefits from uPVC double glazing. An ideal opportunity for someone wishing to create a lovely family home in a sought after area.

The front door opens into the enclosed porch which then leads into the hallway with stairs off to the first floor. The living room has an open fire with tiled surround and hearth and a large window which overlooks the well-kept front garden.



The dining room is open to the kitchen and has a window to the rear and space for a table and chairs. The kitchen area has fitted base and wall cupboards, stainless steel sink and space for a cooker. A door from the kitchen leads into a garden room which overlooks the private garden to the rear.

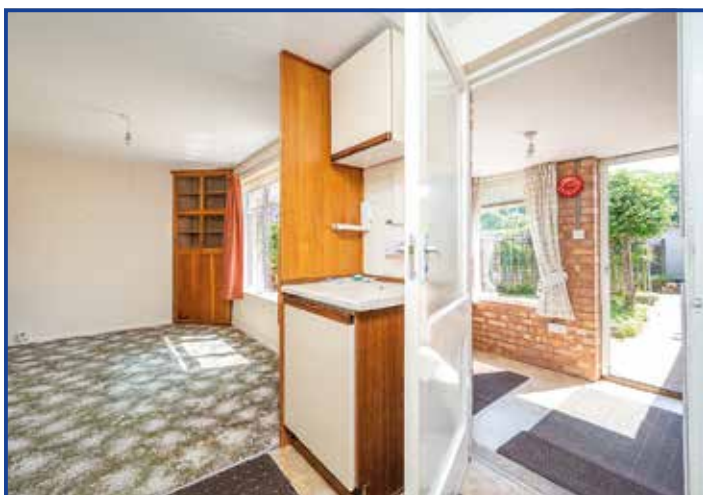
From the garden room a door leads into a useful covered passageway which has pedestrian doors to access the front and rear gardens. From the passageway you can access the utility room which has fitted base and wall cupboards, stainless steel sink with under counter space and plumbing for washing machine, tumble dryer and fridge. A useful workshop has a work bench and shelving. Cloakroom with low level W.C. and wash hand basin.

The first floor landing has access to the roof space. There are three bedrooms (two of which have built in, or fitted cupboards and shelving). The family bathroom has a bath with shower over, wash hand basin, high level W.C. and wall mounted Dimplex electric heater.



Outside

To the front of the property there is a beautifully manicured garden, enclosed by hedge and brick walling. The garden is mainly laid to lawn with well stocked flower beds and a fantastic show of roses and other ornamental flowers and bushes. A pedestrian gate leads through the covered passageway to the rear garden which has private lawned and paved seating areas with flower borders enclosed by wooden fencing. A pedestrian gate leads to the off road parking space.



Services

23 Callowside benefits from mains water, mains electric, mains drainage and night storage heating.

Fixtures & Fittings

All fixtures and fittings in 23 Callowside are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Herefordshire County Council.

The property is classified as Band B for Council Tax.



Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method

The property is offered for sale by Private Treaty.

Directions

From the A465 Abergavenny to Hereford Road, turn on to the B4347 towards the village of Ewyas Harold. Pass the village hall and petrol station on the right and continue over the bridge. At the green triangle bear right, signposted Abbey Dore.

Continue along this road taking a right turn on to Elm Green Road. Continue passing the access to Callowside on the right.

Just past this turn you will see No.23 on your right hand side (the property fronts the road).

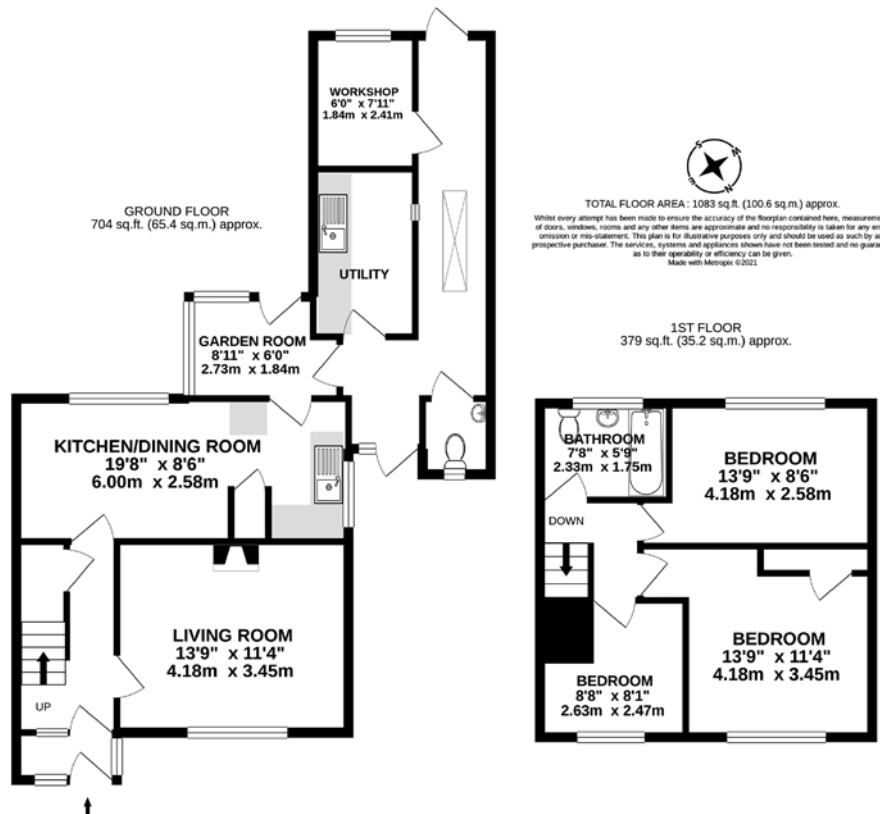
Viewings

Strictly by appointment with Powells – 01600 714140



23 Callowside, Ewyas Harold, Herefordshire HR2 0HX

Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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