



Canon Pyon
Hereford
HR4

Offers in Excess of £258,000

bettermove

Hereford

Bettermove are proud to present this 3 bedroom detached cottage in Canon Pyon, available with no forward chain.

This property benefits from double glazing and electric heating throughout, with on street parking available.

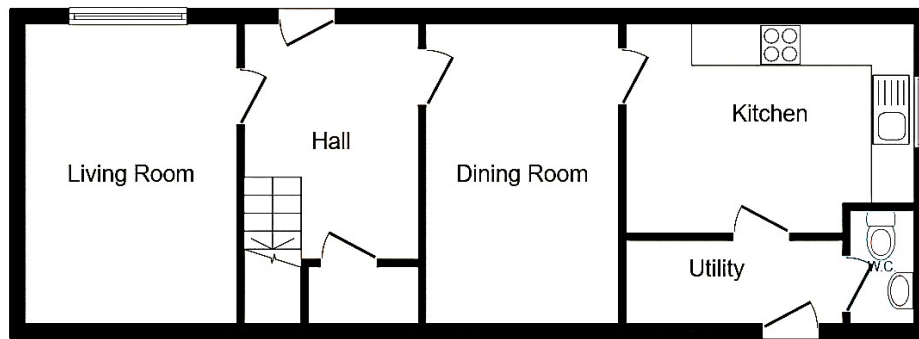
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, newly fitted kitchen with attached utility and WC on the ground floor. The first floor consists of three good sized bedrooms and a shower room. The exterior boasts a private rear garden, mainly laid to lawn, as well as a small fruit garden, perfect for enjoying the summer months.

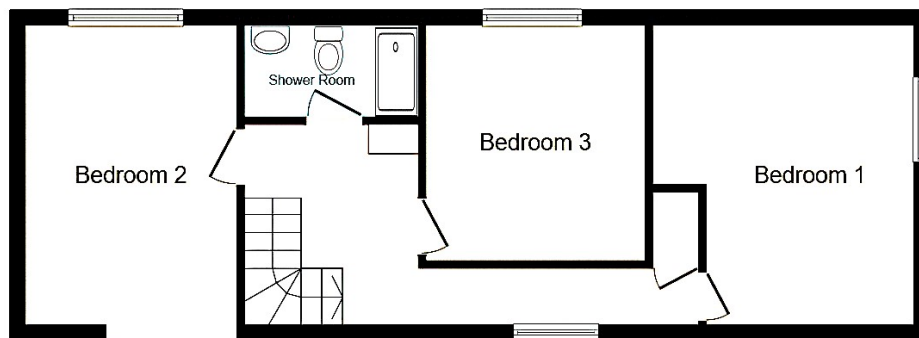
Located in the quiet village of Canon Pyon, Hereford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Hereford Railway Station, a variety of local bus routes, and quick access to the A49.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.







Ground Floor



Floor Plan 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>43</div>	<div>80</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		59
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	25	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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