

FOR
SALE



Maydean Little Birch, Hereford HR2 8BB

£535,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This excellent detached bungalow is quietly located within the Parish of Little Birch, with lovely rear views towards May Hill, between the Cathedral City of Hereford (5.5 miles) and the market town of Ross-on-Wye (10 miles) and the M50 motorway link (Jct.3).

Within Little Birch/Kingsthorpe villages there is an active community with a bus service, parish hall and church. Also in nearby Much Birch there is a primary school and doctor's surgery.

The property was constructed in the mid-1970's and is a split level residence ideal for family purposes having spacious accommodation (2200 sq.ft. including the garage). There is double-glazing (sealed units), oil-fired central heating, a good-sized garage and very large main, lawned garden.

POINTS OF INTEREST

- *An individual detached property*
- *3/4 Bedrooms*
- *Lovely village/rural location*
- *Good-sized garage/large gardens*
- *About 2200 sq ft including the garage*
- *Lovely rear views*



ROOM DESCRIPTIONS

Steps lead to a Large Covered Entrance Porch
with door to

Entrance Hall
Radiator.

Lounge
Open fireplace and Victorian-style surround with slate hearth, radiator, window to side and large window looking to the garden.

Dining Room
Radiator, side window, large window to front and connecting door in to the

Kitchen
with matching base and wall mounted units with under unit lighting, work surfaces and tiled splashbacks, sink unit with mixer tap, built-in electric double oven, four-ring electric hob and extractor hood, plumbing for dish washer, Amtico floor, radiator, feature ceiling beams, window to rear with lovely views to May Hill and double doors to the side BALCONY.

Inner Hall
Radiator, hatch to roof space, cloaks cupboard, Airing Cupboard with hot water cylinder and electric immersion heater.

Shower Room
with WC, wash hand basin, shower cubicle with mains fitment, tiled vinyl floor, radiator, shaver point and window to rear.

Bedroom 1
Range of built-in wardrobes, radiator and window to front.

Bedroom 2
Built-in wardrobes, recess for dressing table, radiator and window to rear.

Bedroom 3
Radiator and window to rear.

Bathroom
White suite comprising enamelled bath, wash hand basin, WC, part-tiled walls, radiator and window.

A staircase leads from the entrance hall down to the Lower Ground Floor which comprises a

Hall
with walk-in store cupboard.

Utility Room
with storage units, space for washing machine, electric towel rail, window and door to rear with canopy porch and connecting door to garage.

Study (with limited headroom)
Radiator, window to rear and hatch to excellent storage space with oil central heating boiler.

Outside
The property is approached via a splayed entrance which leads to a tarmac driveway and retaining walls with lights to one side, shrubs to the other.

Large garage with up and over door, light, power, window to side and electric fuseboard.

There is a large front garden lawned with ornamental shrubs and trees and enclosed by hedging.

There is a very large rear garden which is enclosed by hedging for privacy and is mainly lawned with paved patio areas and a range of ornamental shrubs and trees.

Outside water tap.

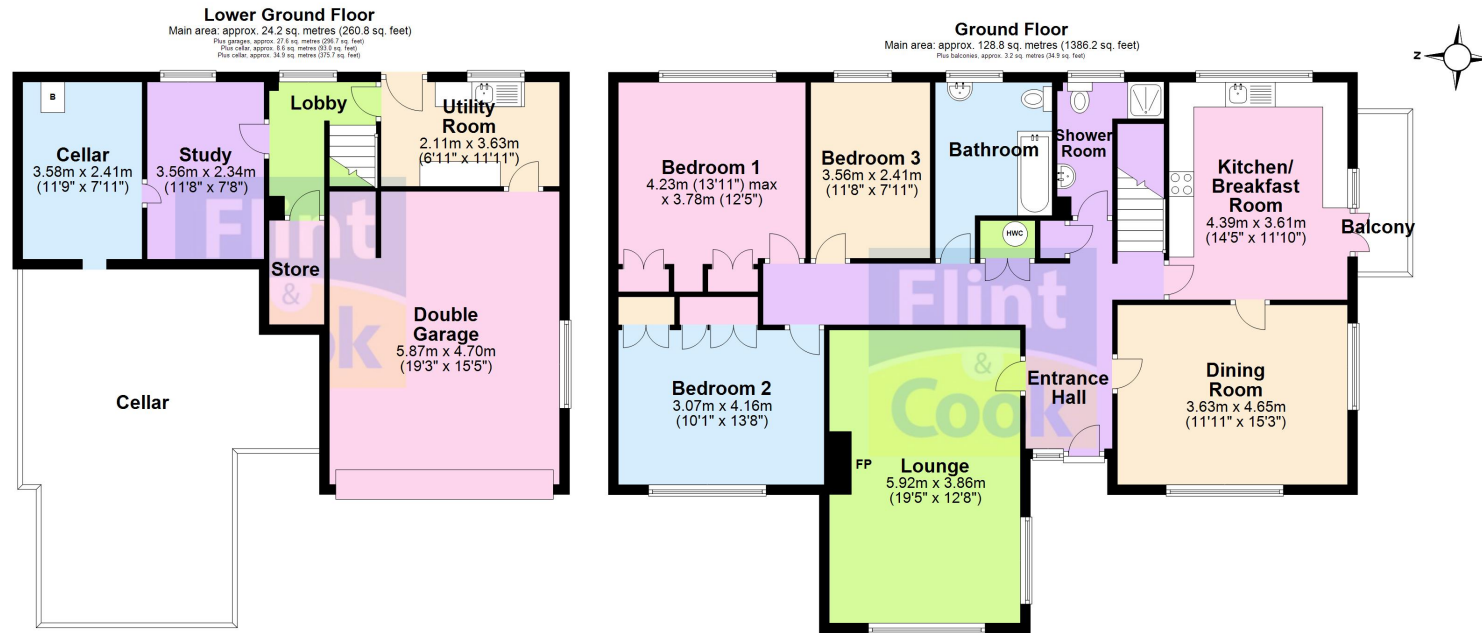
Services
Mains water and electricity are connected. Drainage is to a private system. Oil-fired central heating. Telephone (subject to transfer regulations).

Outgoings
Council tax band F payable 2024/25 £3349.36. Water rates are payable. Drainage is to a private system.

Directions
From Hereford proceed south towards Ross-on-Wye on the A49. At the top of the Callow turn left signposted Kingsthorpe and Little Birch. At the bus shelter turn left signposted Little Birch and then turn third right (halfway up the hill), after about half a mile where the property it is located on the left-hand side.

Viewing
Strictly by appointment through the Agent, Flint & Cook (01432 355455).

Money laundering regulations
Prospective purchasers will be asked to provide identification, address verification and proof of funds at the time of making an offer.



Main area: Approx. 153.0 sq. metres (1647.0 sq. feet)

Plus garages, approx. 27.6 sq. metres (296.7 sq. feet)
Plus balconies, approx. 3.2 sq. metres (34.9 sq. feet)
Plus cellar, approx. 8.6 sq. metres (92.9 sq. feet)
Plus cellar, approx. 34.9 sq. metres (375.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	