

FOR
SALE



Kingslea, Kings Cople, Hereford HR1 4UD

£539,000 - Freehold

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

PROPERTY SUMMARY

An individually designed detached bungalow, in an exclusive village location, with 3 bedrooms and study, immaculately presented with a detached double garage and large gardens. This superb detached bungalow is pleasantly located within the highly favoured village of Kings Capse which lies between the Cathedral City of Hereford (9.5 miles) and the popular market town of Ross-on-Wye (6.5 miles) and the M50 motorway link (junction 3). In Hoarwithy (1 mile) there is also a public house and access to the River Wye and there are doctors surgeries in both Much Birch and Fownhope where there is also a shop/post office and an exclusive health & leisure club (Wye Leisure). The bungalow provides very spacious accommodation suitable for family or for retirement purposes and extends to approximately 1522 sq. feet with scope for additional extension (subject to necessary planning consent) and is in excellent order and has replacement double glazing, oil central heating, solar panels, a detached double garage, excellent parking and gardens and grounds which extend to approximately 0.5 on an acre.

POINTS OF INTEREST

- *Detached bungalow*
- *Individual design*
- *3 Bedrooms, study*
- *Exclusive village location*
- *Detached double garage*
- *Larges gardens, about 0.5 acres*
- *Immaculately presented*
- *Viewing recommended*



ROOM DESCRIPTIONS

Door to Entrance Porch

Tiled floor and archway to the

Entrance Hall

Central heating thermostat, cloaks cupboard with alarm control panel, radiator.

Lounge

A lovely light room with 3 windows and French Doors with full length side windows and electric sun awning leading to the rear garden, 3 radiators and a brick fireplace with woodburning stove, wall light points.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Radiator, window to rear.

Bathroom

Suite comprising corner bath with mixer tap and shower attachment, wash hand-basin, WC, separate tiled shower cubicle with mains fitment and glass screen, extractor fan, shaver light and point, radiator, airing cupboard, window.

Steps lead from the Entrance Hall via a brick arch to the

Dining Room

Laminate flooring, radiator, 2 windows and door into the Rear Hall and archway to the

Kitchen

Fitted with a range of Shaker-style base and wall mounted units with hardwood worksurfaces, built-in electric double oven, 4-ring hob and extractor hood, built-in dishwasher, plumbing for washing machine, 1½ bowl porcelain sink unit with mixer tap, downlighters, window to the side and stable door to the

Conservatory

Tiled floor, radiator, oil-fired central heating boiler, windows and double doors to the side.

Bedroom 1

Radiator, bay window, further window to front.

Study

Radiator and window.

Separate Shower Room

Shower cubicle with mains fitment, glass screen, wash hand-basin with cupboard under, WC with concealed cistern, ladder style radiator, laminate flooring, downlighters, extractor fan, Velux roof window and shaver point.

Outside

The property is approached via a splayed entrance drive with a wooden 5-bar gate leading to a tarmac driveway and parking and turning area. There is a DETACHED DOUBLE GARAGE with twin up-and-over doors, light, power, window and side door. The front garden is lawned with a range of ornamental shrubs and is enclosed by well established hedging with a Silver Birch tree. There is access to the side of the garage via double gates with a further tarmac driveway with space for caravan, motorhome etc., with outside power point. Undoubtedly the rear garden is a prime feature of Kingslea and is enclosed by hedging and fencing for an excellent level of privacy and seclusion and the garden is primarily lawned and has a large paved area with water feature and rockeries. There is a covered seating area and the gardens are stocked with a range of ornamental shrubs and trees with a further circular paved seating area, compost area, 3 raised vegetable beds, greenhouse and a mower shed. Outside water taps, outside lights, power socket.

Services

Mains water and electricity are connected. Private drainage system. Telephone (subject to transfer regulations). Oil-fired central heating. Solar panels.

Outgoings

Council tax band 'E' - payable 2024/25 £TBC

Water - rates are payable.

Money laundering regulations

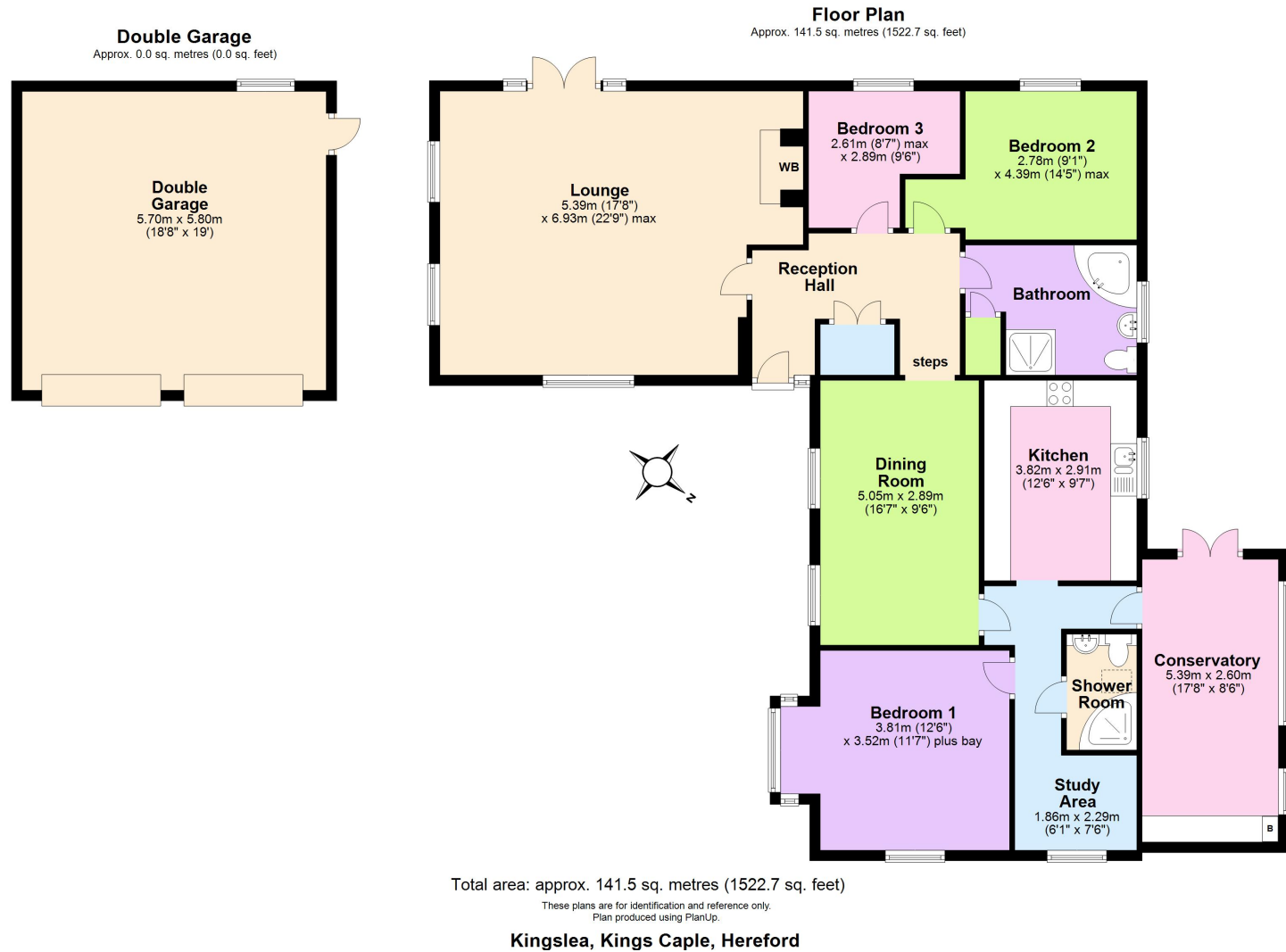
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

What3words - blaring.harshest.canyons



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		
(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		