

FOR
SALE



Corbar, Dinedor, Hereford HR2 6PF

£405,000 - Freehold

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

PROPERTY SUMMARY

This excellent detached bungalow occupies a peaceful, elevated, rural location within the parish of Dinedor, along a quiet country lane yet only 4 miles south of Hereford and with spectacular rear views over Dinedor Hill and the City.

Constructed in the 1950s, the property provides spacious accommodation which has oil central heating and replacement double glazing, and is ideal for family purposes or retirement with cobblestone driveway, garage and a lovely garden.

POINTS OF INTEREST

- *Attractive detached bungalow*
- *Glorious rural location*
- *3 bedrooms*
- *Spectacular rear views*
- *Central heating, double glazing*
- *Pretty gardens*



ROOM DESCRIPTIONS

Recessed porch

Door to

Entrance hall

Radiator.

Lounge/dining room

2 windows to the front, 2 radiators, recessed fireplace housing a woodburning stove, further door to

Inner hall

Airing cupboard.

Kitchen/breakfast room

Fitted with range of oak-style base and wall mounted units with worksurfaces and tiled splashbacks, kick-board lighting, tiled floor, breakfast bar, dresser-style unit, oil-fired central heating boiler, 1 1/2 bowl sink unit, space for range-style cooker with extractor fan, plumbing for washing machine, built-in dishwasher, radiator, window to rear, door to

Rear entrance lobby

Quarry tile floor, 2 radiators, stable door to rear and

Utility room

Storage unit, quarry tile floor, walk-in storage cupboard, door to Garage.

Bedroom 1

Radiator, window to front.

Bedroom 2

Radiator, window with lovely views to rear.

Bedroom 3

Radiator, window to rear.

Bathroom

Corner spa bath, wash hand basin, WC, separate tiled shower cubicle with mains fitment and glass screen, radiator, electric heated towel rail, extractor fan, 2 windows, shaver point.

Outside

The property is approached over a tarmac drive with double wooden gates leading to a cobblestone driveway with brick boundary walls and the

Garage

with up-and-over door, light, power, electric fuseboard and window.

Garden

There is a lovely front garden, lawned and stocked with a range of ornamental shrubs and a cobblestone pathway leading to the front with a seating area and covered archway with steps leading to the side garden, with patio lawn and vegetable garden.

The rear garden is paved, for ease of maintenance, with a raised vegetable bed, greenhouse, wood store, water tap and lovely views towards Dinedor Hill and over the city of Hereford.

Services

Mains water and electricity are connected. Private drainage system. Oil-fired central heating.

Outgoings

Council tax band D, payable 2024/25 £2320.54. Water rates are payable.

Directions

From Hereford proceed initially south on the A49 towards Ross-on-Wye and then at the traffic lights next to St Martin's Church, turn left towards Holme Lacy on the B4399. Continue to the mini-roundabout and take the 3rd exit into Hoarwithy Road. Continue for 2 miles and then turn left onto an unmarked lane (slightly concealed entrance) and the property is located on the left-hand side after a short distance.

Viewing

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

Money laundering regulations

Prospective purchasers are required to provide proof of funds, address verification and identification at the time of making an offer.

Ground Floor

Main area: approx. 107.6 sq. metres (1158.2 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.0 sq. feet)



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			