

FOR
SALE



The Orchards, Allensmore, Hereford HR2 9AQ

£475,000 - Freehold

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

PROPERTY SUMMARY

An attractive and spacious 4 bedroom (1 ensuite) detached bungalow is quietly located on Church Road in the village of Allensmore, a rural location just 4 miles from the city centre.

Originally constructed in the 1990s the property has oil fired central heating, double glazing, well designed accommodation extending to over 1500 square feet and is suitable for family or retirement purposes with ample parking, a detached double garage and an easy to maintain garden.

Within Allensmore there is a church, a filling station, a public house and a bus service to both Hereford and Abergavenny.

POINTS OF INTEREST

- *Detached bungalow*
- *4 bedrooms (1 en-suite)*
- *Popular village location*
- *Spacious & flexible accommodation*
- *Double garage & ample parking*
- *Easy to maintain garden*



ROOM DESCRIPTIONS

Recessed Porch

With door through to the

Entrance Hall

With radiator, smoke alarm, cloaks cupboard, central heating thermostat and airing cupboard with hot water cylinder & electric immersion heater.

Lounge

With an inglenook style fireplace with coal effect gas (LPG) fire brick surround and hearth, 2 radiators, window to the rear and a bay window to the front and panelled glazed doors through to the

Dining Room

With radiator, patio doors to the rear and a door to the entrance hall.

Kitchen/Breakfast Room

Well fitted with a range of wood effect base units with work surfaces and tiled splash backs, a central island station/breakfast bar, 1 ½ bowl sink unit, space and plumbing for a washing machine and dishwasher, dresser style unit, a built in electric double oven, 4 ring electric hob with extractor hood over, radiator, tiled floor, central heating programmer, windows to the side and rear and a side entrance door.

Inner Hall

With access hatch and ladder to the roof space, smoke alarm, radiator and a storage cupboard.

Bedroom 1

With built in and fitted wardrobes with bedside cabinets, a bay window, radiator and door to the

Ensuite Bathroom

With a wash hand basin, WC, separate tiled shower cubicle with mains fitment, ladder style radiator, part tiled walls, extractor fan, shaver and light point and window to the side.

Bedroom 2

With built in and fitted wardrobes with bedside cabinets, bay window to the front and a radiator.

Bedroom 3

With built in wardrobes, radiator and window.

Bedroom 4 (Currently used as a study)

With radiator and window to the side.

Bathroom

With partially tiled wall surround, a corner bath with shower and folding screen, wash hand

Outside

The property is approached via a splayed tarmac entrance with a driveway leading to the

Detached Double Garage

with up and over door, light and power, window and side entrance door.

The front garden is mainly laid to lawn and interspersed with a variety of shrubs and enclosed by hedging and a brick wall.

There is access to either side of the property to the rear garden which is enclosed and has a paved patio and lawn and the external oil fired boiler and the oil storage tank. There is outside lighting and a water tap.

Services

Mains water and electricity, private drainage, oil fired central heating.

Outgoings

Council tax band F - £3,447 payable for 2025/2026

Water rates are payable.

Directions

From Hereford proceed towards Abergavenny on the A465, after crossing the Belmont roundabout proceed for approximately 3 miles and then take the left hand turn for Allensmore into Church Road, continue past the church and the property is located on the right hand side after a further 300 yards.

What3Words

///porridge.requiring.teacher

Viewing Arrangements

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

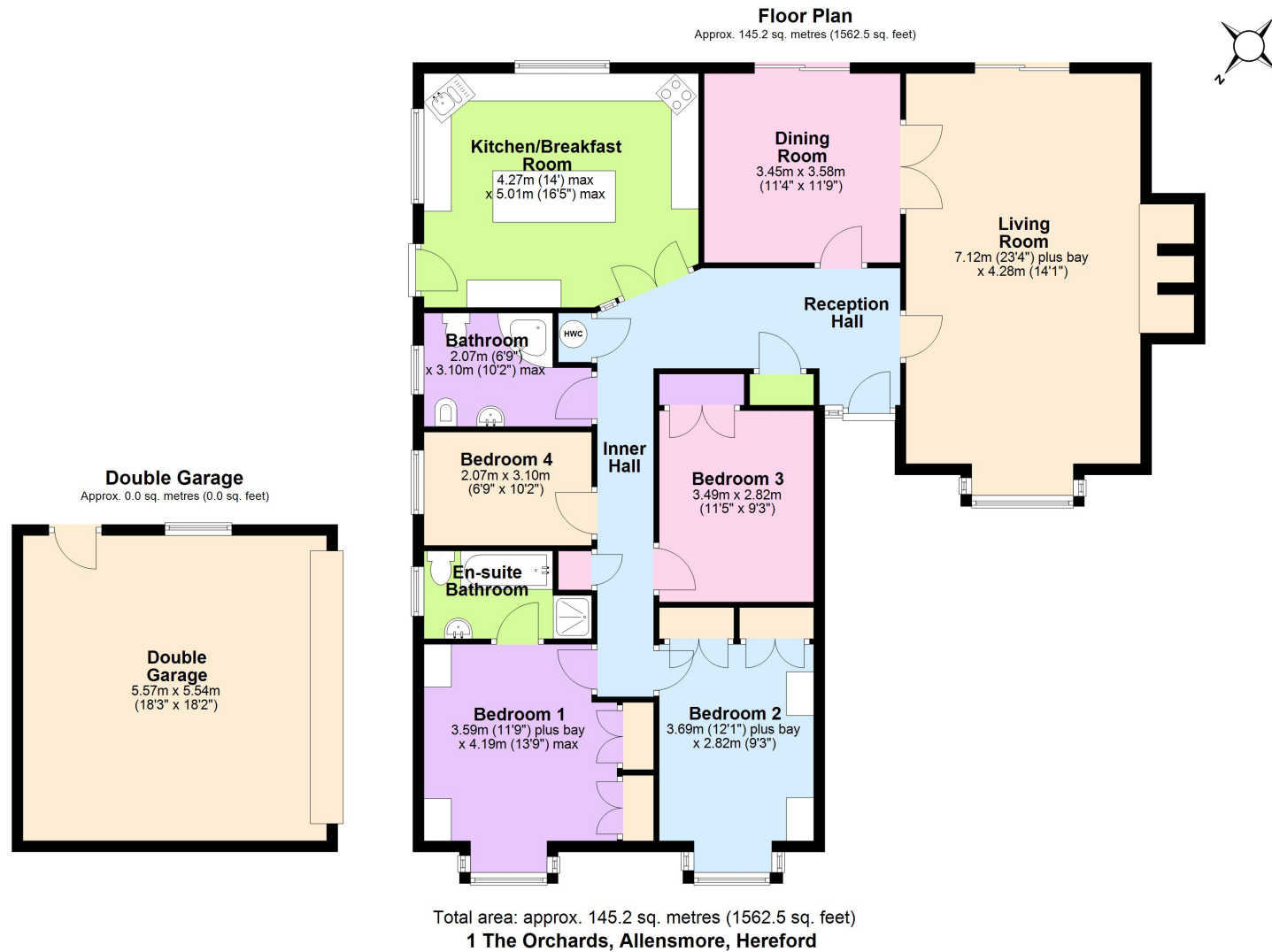
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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		61	67
(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	