

FOR
SALE



Little Orchard Tump Lane, Much Birch, Hereford HR2 8HP

£475,000 - Freehold

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

PROPERTY SUMMARY

A superb detached bungalow in a convenient location, the village of Much Birch has a Church, pub, primary school and doctors with a nearby shop in Wormelow (1 mile). The property has 3 double bedrooms, oil central heating, double glazing, double garage, utility room, very large gardens with ample parking for motor home, caravan etc. Viewing is advised.

POINTS OF INTEREST

- *Substantial detached bungalow*
- *Convenient village location*
- *3 Double bedrooms*
- *Oil central heating, double glazing*
- *Double garage*
- *1/3 of an acre plot*
- *Ample off-road parking*
- *Close to local amenities*



ROOM DESCRIPTIONS

Large Entrance Porch/Conservatory

With tiled floor and door into the

Reception Hall

Hatch to roof space, alarm control panel, radiator.

Lounge

Window to the front, radiator, feature stone fireplace surround, two corner store cupboards and shelving and a wide archway into the

Dining Room

Radiator, window to rear.

Kitchen/Breakfast Room

Fitted with matching wooden fronted base and wall mounted units with worksurfaces and tiled splashbacks, space for electric oven, 1½ bowl sink unit, plumbing for dishwasher, tiled floor, extractor hood, window to rear and door to the

Rear Entrance Lobby

Tiled floor, storage area, door to rear garden, door to garage and door to the

Cloakroom

With WC, wash hand-basin, radiator, window.

Outside

The property stands in large gardens which are enclosed by fencing and hedging and to the front there is vehicular access to a gravelled driveway/parking area with DOUBLE GARAGE with electric up-and-over door, two windows, storage cupboard, light and power. There is a separate vehicular entrance to the front to the lawn and there are also paved patio areas and side access with a vegetable garden, store sheds and greenhouse. To the rear there is a further lawned garden with ornamental fruit trees. Oil storage tank and an external oil central heating boiler.

Utility Room

With wash hand-basin, storage cupboards, tiled floor, radiator, extractor fan.

Bedroom 1

Radiator, fitted wardrobe, window to front.

Bedroom 2

Fitted wardrobe, radiator, windows to side.

Bedroom 3

With a sink unit and cupboards under and over, wall mounted mirror, radiator, window to rear.

Shower Room

Comprising double width shower cubicle with mains fitment, wash hand-basin with storage cupboards, WC, radiator, shower boarded walls, ladder style radiator, extractor fan, window to rear.

Large Attic

With ladder and light and space for conversion to further accommodation (subject to the necessary consent).

General Information

Services

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

Outgoings

Council tax band 'E' - payable 24/25 - £2769.73

Water - rates are payable.

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye and continue into Much Birch and turn right as signposted Wormelow and then the entrance to the property is on the right-hand side after a short distance.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing

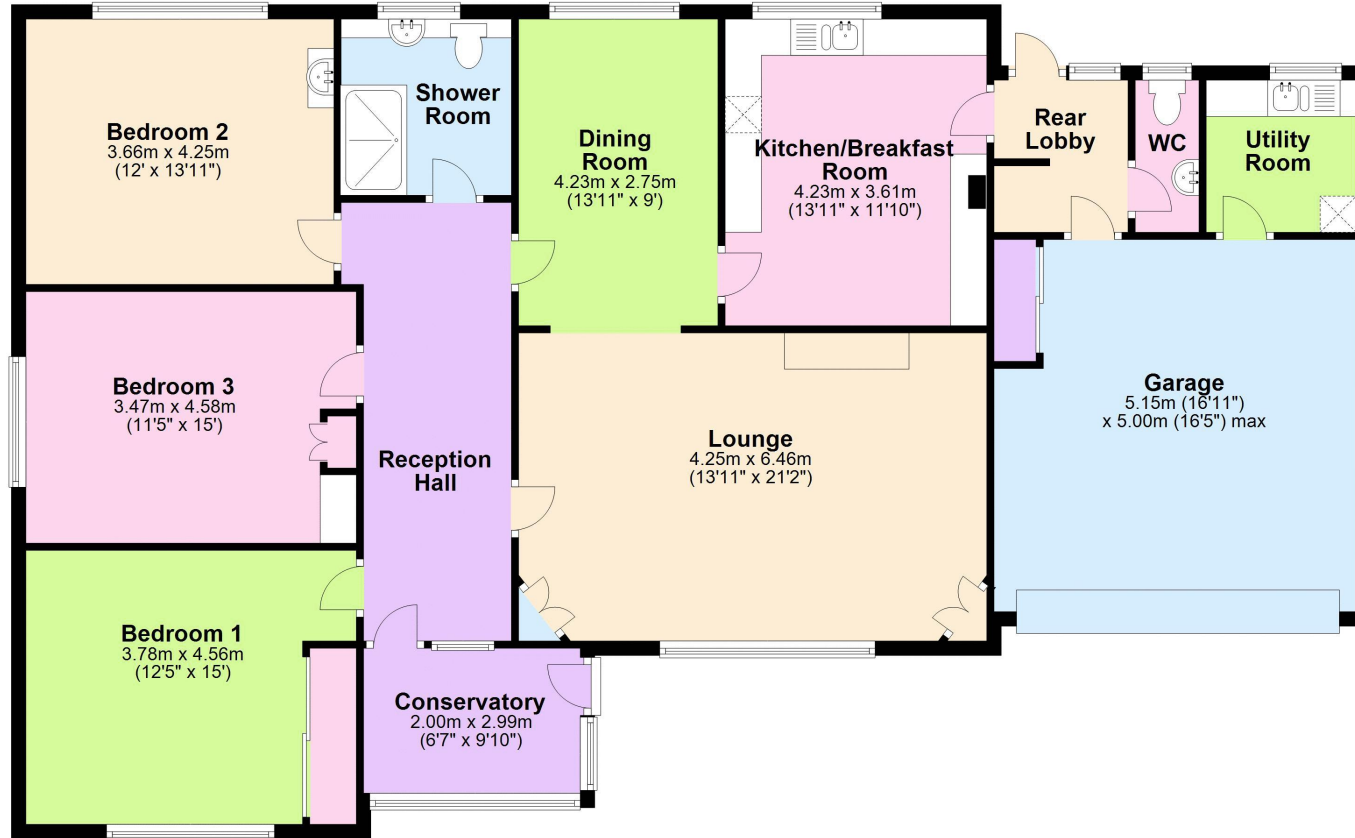
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

Floor Plan



Total area: approx. 169.3 sq. metres (1822.4 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Little Orchard, Tump Lane, Much Birch, Hereford

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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		
	56	73
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		