

FOR  
SALE



Flint  
&  
Cook

Chetwynd, Kings Caple, Hereford HR1 4UD

£395,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

A substantial detached bungalow which is pleasantly located backing onto open farmland and within the highly favoured village of Kings Caple, which lies between the cathedral city of Hereford (10 miles) and the market town of Ross-on-Wye (9 miles - M50 jct 3).

Within Kings Caple there is a church, a primary school, a community centre, the river Wye runs through nearby Hoarwithy and is noted for lovely walks.

The bungalow was constructed in the 1960s and has double glazing and oil central heating. It would now benefit from some updating but provides very spacious accommodation which extends to approximately 1370.6 square feet and although suitable for retirement it would also be ideal for family purposes.

There is a garage, excellent parking and gardens and grounds which extend to 0.52 of an acre.

## POINTS OF INTEREST

- *An individual detached bungalow*
- *Lovely village location*
- *3 Good size bedrooms*
- *Approximately 1,370.6 square feet*
- *In need of updating*
- *Gardens of approximately 0.52 of an acre*



## ROOM DESCRIPTIONS

### **Canopy Porch**

With door to the entrance hall.

### **Entrance Hall**

With radiator.

### **Lounge**

Has an open fire with tiled surround, radiator, window to rear, a window and door to the covered veranda.

### **Dining Room**

Which has a radiator, windows to the side and rear and a serving hatch through to the kitchen.

### **Kitchen**

Fitted with wood effect units with work surfaces and tiled splash backs, sink unit, built in electric double oven , 4 ring hob, pantry, radiator, side entrance door and a window to the front.

### **Inner Hall**

Accessed from the entrance hall, there is a hatch to the roof space, an airing cupboard housing the hot water cylinder and a storage cupboard.

### **Bedroom 1**

With a radiator and window to the rear.

### **Bedroom 2**

With a radiator and a window to the front.

### **Bedroom 3**

With a radiator and window to the front.

### **Bathroom**

With a bath, wash hand basin ,radiator, shaver point and a window.

### **Separate WC**

With a low flush suite, wash hand basin and a window.

### **Utility Room**

Which has the oil fired central heating boiler, a sink unit, plumbing for a washing machine, window to the front and a door to the rear.

### **Outside**

The property is approached by its own entrance drive with stone retaining wall and double gates leading to a large tarmacadam drive and parking area.

The adjoining garage has up and over doors, light and power, a side entrance door and incorporated into the rear of the garage is a storage shed and outside WC.

To either side of the drive are elevated lawns with ornamental shrubs, trees and hedging.

Accessed from the side of the property there is a very large rear garden which whilst overgrown is mainly lawned and is stocked with a range of shrubs and trees and enclosed by hedging.

The whole extends to approximately 0.52 of an acre.

### **Services**

Mains electricity and water are connected, private drainage system, telephone subject to transfer regulations.

### **Outgoings**

Council tax band E - £2,816.36 payable 2024/2025

Water - rates are payable.

### **Viewings**

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

### **Directions**

What3Words = waiters.questions.dots

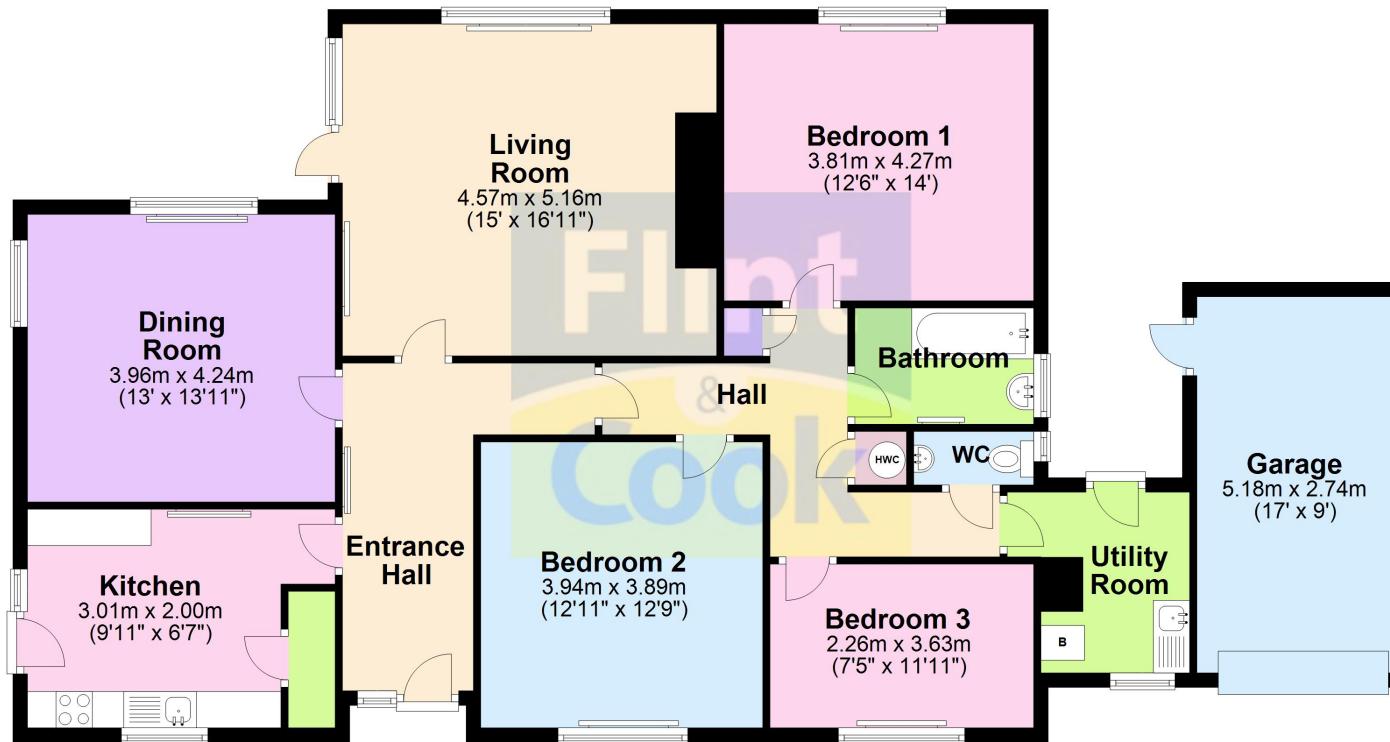
From Hereford city proceed south on the A49 towards Ross-on-Wye, continue through Much Birch and turn left onto Laskett Lane and continue into Hoarwithy. At the T junction turn left passing the New Harp Inn on your right hand side then follow the road to the right heading for King's Caple. Proceed over the river bridge then take the 2nd turning on the right and the property is on the right hand side after approximately 1/4 of a mile.

### **Money Laundering Regulations**

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

## Ground Floor

Main area: approx. 127.3 sq. metres (1370.6 sq. feet)  
Plus garages, approx. 14.2 sq. metres (153.0 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		73
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			