



## DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the third exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 and first right onto Tillington Road, after approximately 1.8 miles turn right at the cross roads, before Burghill Valley Golf Club, turn left, turn right onto Bakers Furlong, after approx. 220 ft, the property will be located on the right-hand side, as indicated by the Agents For Sale board. For those who use "What3words" ///splints.sulk.notices



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected to the property.

### Outgoings

Council tax band 'D'.

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.


N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		79	86
(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	

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

26 Bakers Furlong  
Burghill Hereford HR4 7SB

£375,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND OUR YOUTUBE CHANNEL • no onward chain • gas central heating & double glazing

Hereford 01432 343477

Ledbury 01531 631177





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## OVERVIEW

Pleasantly located in the popular village of Burghill, some 4.5 miles northwest of Hereford City, a 3 bedroom detached bungalow with a good size plot in a slightly elevated position being in excellent order throughout and being sold with no onward chain. The property benefits from newly fitted kitchen, recent new bathroom, being fully double glazed, gas fired central heating throughout , ample parking for numerous vehicles, and a larger than average garage.

The villages of Burghill and Tillington enjoy a host of amenities to include, 2 popular golf courses nearby, Bell Inn public house, church, Simpson hall which hosts an array of activities, village shop/post office, primary school, countryside walks and for those who require it a regular bus service to the City of Hereford.

In more detail the property comprises:

### Recessed Entrance Porch

Front door leads to:

### Reception Hall

Having large double cloaks cupboard housing the Worcester Combi gas fired central heating boiler serving domestic hot water and central heating, radiator, dado rail, and power points.

### Cloakroom

With low flush WC, vanity wash hand basin, ladder

style radiator/towel rail, and window to side.

From the entrance hall a part glazed door leads to:

### Lounge/Dining Room

4.25m x 7.24m (13' 11" x 23' 9")  
With feature stone fireplace and hearth, 2 large panelled radiators, and large window with window blinds and having pleasant outlook to the front.

### Kitchen

2.86m x 4.32m (9' 5" x 14' 2")  
Beautifully fitted with a newly fitted range of cream units, 4 ring ceramic hob, oven below, adjacent laminated working surfaces with drawers and cupboards below, built-in fridge/freezer, range of eye level wall cupboards, stainless steel extractor canopy, woods effect flooring, breakfast bar with storage either side, radiator and double glaze door giving access to outside.

Main reception hall leads through to:

### Inner Hallway

With wood effect flooring.  
Door to:

### Bedroom 1

3.64m x 3.50m (11' 11" x 11' 6")  
With radiator, power points, Built-in double wardrobe cupboard with shelving and hanging rail, and french

style double doors opening to rear garden.

### Bedroom 2

2.83m x 3.64m (9' 3" x 11' 11")  
With radiator, power points, dual windows to rear and side, and fitted wardrobe unit with sliding mirrored fronted doors.

### Bedroom 3

3.30m x 3.0m (10' 10" x 9' 10")  
With radiator, power points, and window to side.

### Bathroom

Beautifully fitted with a modern range of units, comprising panelled bath with raindrop shower head over, shower screen, vanity wash hand basin, low flush WC, part London brick surround, large window, extractor fan , and ladder style radiator/towel rail.

### OUTSIDE

The property is approached from the cul-de-sac through a large timber and personal gate opening over a herringbone brick construction driveway, which in turn, leads down the side of the property, and provides parking for numerous vehicles and gives access to the detached garage. The front garden is laid to lawn with a feature maturing Acer tree, and having flower and shrubbery borders, with an attractive red brick walling which creates the boundary from the cul-de-sac. There is access down both sides of the property, and access between the garage and the bungalow and its from

here, the rear garden has a paved area which leads directly off the rear of the property, and this in turn leads directly onto a lawned area with flower and shrubbery borders and omamental trees. The far side of the property has a paved area which is ideal for a storage facility, there is outside lighting, and the property's boundary is timber slatted fencing.

### GARAGE

8.13m x 2.97m (26' 8" x 9' 9")  
With electronic roller door to the front, personal door to the side, power and light.

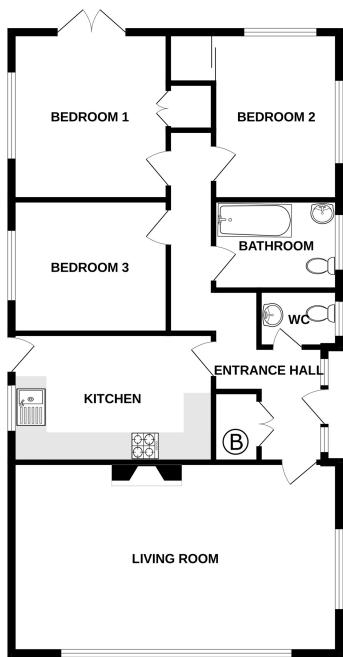
### AGENTS NOTE:

There are solar panels on the roof of the bungalow which provide a regular tariff and reduced rate on the electricity of this property. For any further details please enquire to us the Agents Stooke, Hill and Walshe.

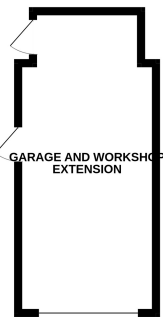
## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

## GROUND FLOOR



Made with Alltopix 02/05



## At a glance...

- ✔ Lounge/Dining Room 4.25m x 7.24m (13' 11" x 23' 9")
- Kitchen 2.86m x 4.32m (9' 5" x 14' 2")
- Bedroom 1. 3.64m x 3.50m (11' 11" x 11' 6")
- Bedroom 2. 2.83m x 3.64m (9' 3" x 11' 11")
- Bedroom 3. 3.30m x 3.0m (10' 10" x 9' 10")
- Garage 8.13m x 2.97m (26' 8" x 9' 9")

## And there's more...

- ✔ Popular village with nearby amenities
- ✔ Regular bus service
- ✔ Beautiful countryside walks