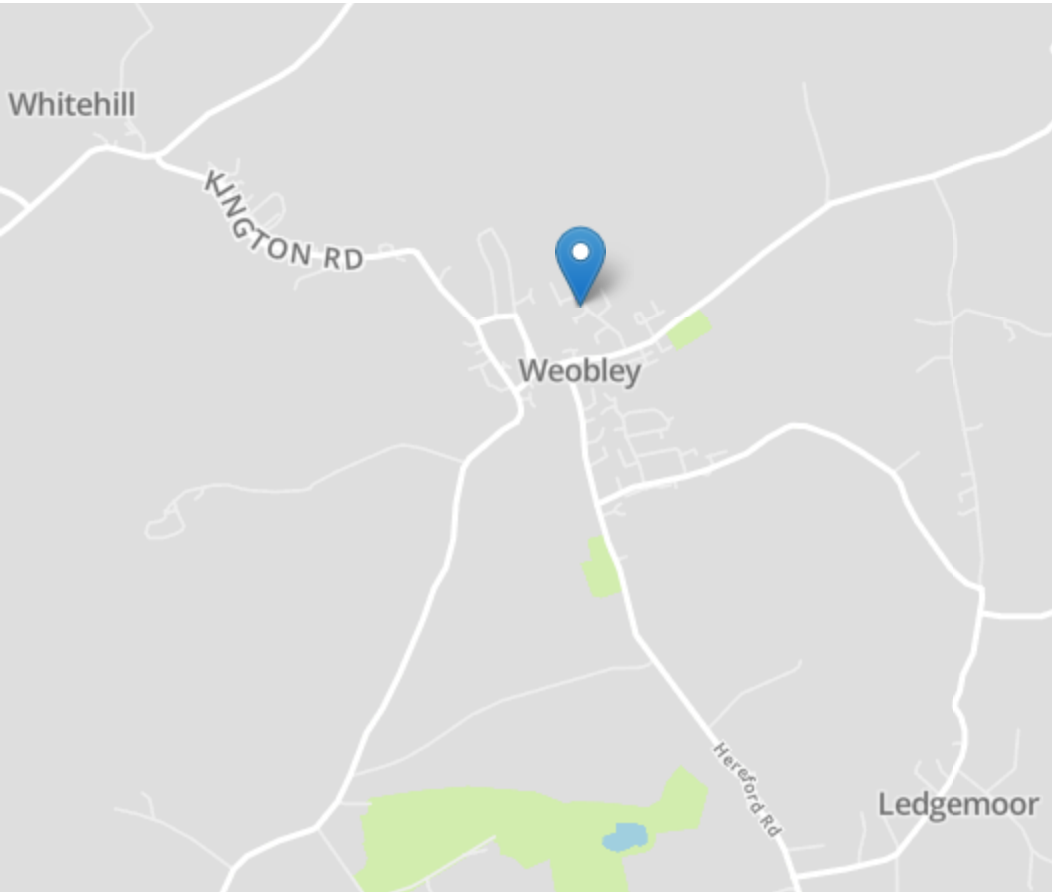




DIRECTIONS

Proceed south on Victoria Street/A49 and turn left onto Barton Road, continue on Barton Road for approx. 0.3miles; continue onto Breinton Road for 0.2miles; bear slightly right onto Westfaling Street for approx. 0.6miles; at the roundabout, take the 3rd exit onto Wordsworth Road, and continue for approx. 0.2 miles; at the roundabout, take the 1st exit onto Kings Acre Road/A438, and continue for approx. 1.5miles; turn right onto A480, and continue for approx. 0.7miles; at the roundabout, take the 2nd exit and stay on A480 for approx. 6.5miles; turn right onto B4230, and



GENERAL INFORMATION

Tenure

Freehold.

Services

Main electricity; mains water; mains draining, and oil-fired central heating.

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		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(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.

17 Bearcroft

Weobley Hereford HR4 8TA

£315,000



- FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL
- Detached bungalow
- Three bedrooms
- Off-road parking
- Separate cloakroom

Hereford 01432 343477

Ledbury 01531 631177



A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

This property is pleasantly located in the popular black and white village of Weobley, approx. nine miles north-west of Hereford. Weobley enjoys a host amenities to include, doctors, dentist, public house, restaurants, a regular bus service to and from the market town of Leominster and Hereford city, as well as having an excellent community spirit. Situated in the cul-de-sac of Bearcroft, this beautifully presented three bedroom detached bungalow with oil-fired central heating and full double glazing, is being offered for sale with no onward chain. The property benefits from, a lounge/dining room, conservatory, kitchen, utility, cloakroom, three bedrooms, bathroom, front and rear garden, as well as a garage and off-road parking.

In more detail the property comprises of:

INSIDE

RECEPTION HALL

The reception hall comprises of: entry via the front door; a radiator; power points; and a door to the lounge/dining room.

LOUNGE/DINING ROOM

4m x 6.57m (13' 1" x 21' 7")
The lounge/dining room comprises of: two large vertical radiators; ample power points; coving; a

window to the front elevation, and sliding patio doors leading to the garden room/conservatory.

CONSERVATORY

2.19m x 3.37m (7' 2" x 11' 1")
The conservatory comprises of: ceramic flooring; vertical radiator; power points; full double glazing, and a personal door to the rear patio and garden.

KITCHEN

4m x 2.14m (13' 1" x 7' 0")
The kitchen comprises of: a range of fitted white units; one and a half bowl sink with mixer tap over; four ring ceramic hob, with oven below and extractor canopy fan over; wealth of work surfaces with units below, and tiled surround; space for a fridge freezer; inset ceiling light; loft access; tiled flooring, and a door to the utility.

UTILITY

2.16m x 2.35m (7' 1" x 7' 9")
The utility comprises of: uPVC construction; a sink and drainer with storage space beneath; space and plumbing for a washing machine; ceramic tiled flooring; free standing Worcester oil-fired central heating radiator, serving domestic hot water and central heating, personal door to the rear garden.

BEDROOM ONE

3.76m x 3.55m (12' 4" x 11' 8")
Bedroom one comprises of: fitted wardrobe units;

double panelled radiator; ample power points; coving, and a double glazed window to the rear elevation.

BEDROOM TWO

3.81m x 2.16m (12' 6" x 7' 1")
Bedroom two comprises of: a radiator; power points; fitted wardrobe units, and a double glazed window to the rear elevation.

BEDROOM THREE

2.45m x 2.70m (8' 0" x 8' 10")
Bedroom three comprises of: a radiator; power points, and a double glazed window to the front elevation.

BATHROOM

The bathroom comprises of: a bath with a shower unit and glazed screen to the side; pedestal wash hand basin; a low flush WC; fully tiled walls; ceramic flooring; double glazed window, and a towel rail.

CLOAKROOM

The cloakroom comprises of: a low flush WC; a vanity wash hand basin; partly tiled walls, and a double glazed window.

OUTSIDE

FRONT APPROACH

Pleasantly located in a corner cul-de-sac position, the front approach comprises of: a brick driveway,

providing parking for two+ vehicles; lawned front garden; flower and shrubbery borders, pathway down the side of the property giving access to the rear garden, via a timber security gate.

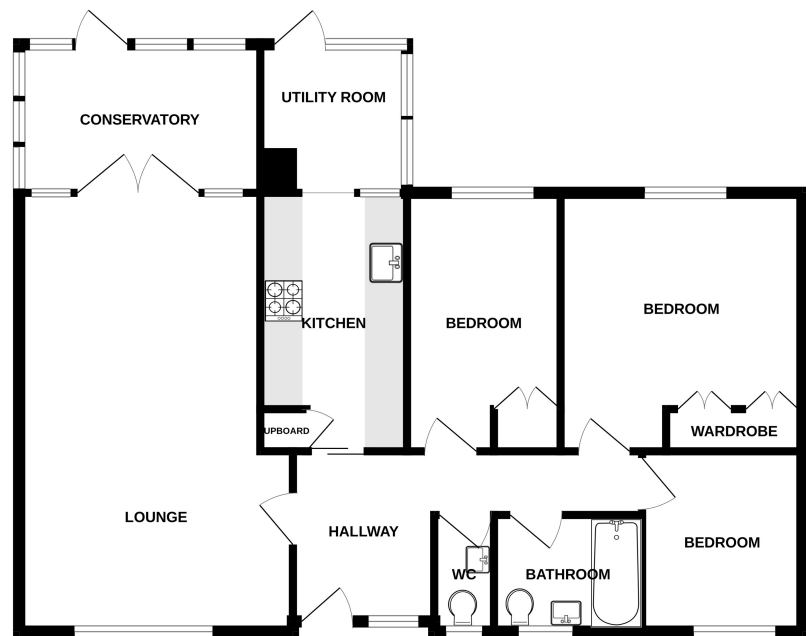
REAR GARDEN

The rear garden comprises of: a paved area; a patio that goes the width of the property; an ideal seating/barbeque area; a lawn area; flower and shrubbery borders; ornamental bushes; hedging providing complete privacy to the rear garden; an outdoor tap; outdoor lighting; a garden shed; the oil storage tank for central heating purposes, and a personal access leading to the single up and over door for the garage, which has power and lighting.

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
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.
Made with Netragon ©2025



At a glance...

- ✔ LOUNGE/DINING ROOM: 4m x 6.57m (13' 1" x 21' 7")
- CONSERVATORY: 2.19m x 3.37m (7' 2" x 11' 1")
- KITCHEN: 4m x 2.14m (13' 1" x 7' 0")
- UTILITY: 2.16m x 2.35m (7' 1" x 7' 9")
- BEDROOM ONE: 3.76m x 3.55m (12' 4" x 11' 8")
- BEDROOM TWO: 3.81m x 2.16m (12' 6" x 7' 1")
- BEDROOM THREE: 2.45m x 2.70m (8' 0" x 8' 10")

And there's more...

- ✔ Popular village location
- ✔ Well serviced village for amenities
- ✔ Local walks
- ✔ Regular bus service