

FOR  
SALE



Wayne Lorr, Dormington, Hereford HR1 4EP

£310,000 - Freehold

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

## PROPERTY SUMMARY

This detached bungalow occupies a corner position in the small hamlet of Priors Frome which lies in the larger settlement of Dormington, about 5 miles east of the Cathedral City of Hereford, and with a lovely westerly outlook with The Black Mountains beyond. In Dormington there is a church, bus service and in nearby Mordiford (1.5 miles) there is also a public house, primary school and in Bartestree (2 miles) there is also a shop, a nursery and the property is also in the catchment area for Bishop's secondary school. Constructed in the mid-1960's, the property would now benefit from some updating but has replacement double glazing and gas central heating (recently installed boiler) and excellent parking, garage and a decent size garden and is ideal for retirement or for family purposes.

## POINTS OF INTEREST

- *Detached bungalow*
- *Convenient rural location*
- *3 Bedrooms*
- *Gas central heating*
- *Double glazing*
- *Some updating required*



## ROOM DESCRIPTIONS

### **Door to the**

#### **Entrance Hall**

With further door into the

#### **Inner Hall**

With hatch to roof space and radiator.

#### **Lounge/Dining Room**

With 3 radiators, electric fire, windows to side and rear and patio doors to the front with sun awning.

#### **Kitchen**

Fitted base and wall mounted units, worksurfaces, tiled splashbacks, sink unit, plumbing for washing machine, radiator, storage cupboard and pantry with electric fuseboard, wall mounted gas fired central heating boiler (recently installed), window to rear and door to rear porch.

#### **Bedroom 1**

Built-in wardrobe, radiator, window to front.

#### **Bedroom 2**

Built-in wardrobe, radiator, window to front.

#### **Bedroom 3**

Built-in wardrobe, radiator, window to rear.

#### **Bathroom**

White suite comprising electric shower and tiled surround, glass screen, wash hand-basin and WC, radiator, walk-in airing cupboard with hot water cylinder, window to rear.

### **Outside**

The property is approached via double gates that lead to a driveway and the DETACHED GARAGE with up-and-over door, light and power, storage area to side. The gardens lie primarily to the front and side and are lawned with a retaining wall and a variety of ornamental shrubs, trees and boundary hedging. There is a patio to the front and then to the rear there is a further lawned and paved garden area with store shed.

### **Services**

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

### **Outgoings**

Council tax band D - payable 2023/24 £2214.99

Water - rates are payable.

### **Money laundering regulations**

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

### **Viewing**

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

### **Directions**

What3words - ///rumbles.outboard.presume

### Floor Plan

Approx. 96.4 sq. metres (1037.3 sq. feet)



Total area: approx. 96.4 sq. metres (1037.3 sq. feet)

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

### Wayne Lorr, Dormington, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		71
England, Scotland & Wales		
EU Directive 2002/91/EC		