

FOR  
SALE



Kingslea, Kings Cople, Hereford HR1 4UD

£550,000 - Freehold

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## PROPERTY SUMMARY

An individually designed detached bungalow, in an exclusive village location, with 3 bedrooms and study, immaculately presented with a detached double garage and large gardens. This superb detached bungalow is pleasantly located within the highly favoured village of Kings Cuple which lies between the Cathedral City of Hereford (9.5 miles) and the popular market town of Ross-on-Wye (6.5 miles) and the M50 motorway link (junction 3). In Hoarwithy (1 mile) there is also a public house and access to the River Wye and there are doctors surgeries in both Much Birch and Fownhope where there is also a shop/post office and an exclusive health & leisure club (Wye Leisure). The bungalow provides very spacious accommodation suitable for family or for retirement purposes and extends to approximately 1522 sq. feet with scope for additional extension (subject to necessary planning consent) and is in excellent order and has replacement double glazing, oil central heating, solar panels, a detached double garage, excellent parking and gardens and grounds which extend to approximately 0.5 on an acre.

## POINTS OF INTEREST

- *Detached bungalow*
- *Individual design*
- *3 Bedrooms, study*
- *Exclusive village location*
- *Detached double garage*
- *Larges gardens, about 0.5 acres*
- *Immaculately presented*
- *Viewing recommended*



## ROOM DESCRIPTIONS

### Door to Entrance Porch

Tiled floor and archway to the

### Entrance Hall

Central heating thermostat, cloaks cupboard with alarm control panel, radiator.

### Lounge

A lovely light room with 3 windows and French Doors with full length side windows and electric sun awning leading to the rear garden, 3 radiators and a brick fireplace with woodburning stove, wall light points.

### Bedroom 2

Radiator, window to rear.

### Bedroom 3

Radiator, window to rear.

### Bathroom

Suite comprising corner bath with mixer tap and shower attachment, wash hand-basin, WC, separate tiled shower cubicle with mains fitment and glass screen, extractor fan, shaver light and point, radiator, airing cupboard, window.

### Steps lead from the Entrance Hall via a brick arch to the

### Dining Room

Laminate flooring, radiator, 2 windows and door into the Rear Hall and archway to the

### Kitchen

Fitted with a range of Shaker-style base and wall mounted units with hardwood worksurfaces, built-in electric double oven, 4-ring hob and extractor hood, built-in dishwasher, plumbing for washing machine, 1½ bowl porcelain sink unit with mixer tap, downlighters, window to the side and stable door to the

### Conservatory

Tiled floor, radiator, oil-fired central heating boiler, windows and double doors to the side.

### Bedroom 1

Radiator, bay window, further window to front.

### Study

Radiator and window.

### Separate Shower Room

Shower cubicle with mains fitment, glass screen, wash hand-basin with cupboard under, WC with concealed cistern, ladder style radiator, laminate flooring, downlighters, extractor fan, Velux roof window and shaver point.

### Outside

The property is approached via a splayed entrance drive with a wooden 5-bar gate leading to a tarmac driveway and parking and turning area. There is a DETACHED DOUBLE GARAGE with twin up-and-over doors, light, power, window and side door. The front garden is lawned with a range of ornamental shrubs and is enclosed by well established hedging with a Silver Birch tree. There is access to the side of the garage via double gates with a further tarmac driveway with space for caravan, motorhome etc., with outside power point. Undoubtedly the rear garden is a prime feature of Kingslea and is enclosed by hedging and fencing for an excellent level of privacy and seclusion and the garden is primarily lawned and has a large paved area with water feature and rockeries. There is a covered seating area and the gardens are stocked with a range of ornamental shrubs and trees with a further circular paved seating area, compost area, 3 raised vegetable beds, greenhouse and a mower shed. Outside water taps, outside lights, power socket.

### Services

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

### Outgoings

Council tax band 'E' - payable 2024/25 £TBC  
Water - rates are payable.

### Money laundering regulations

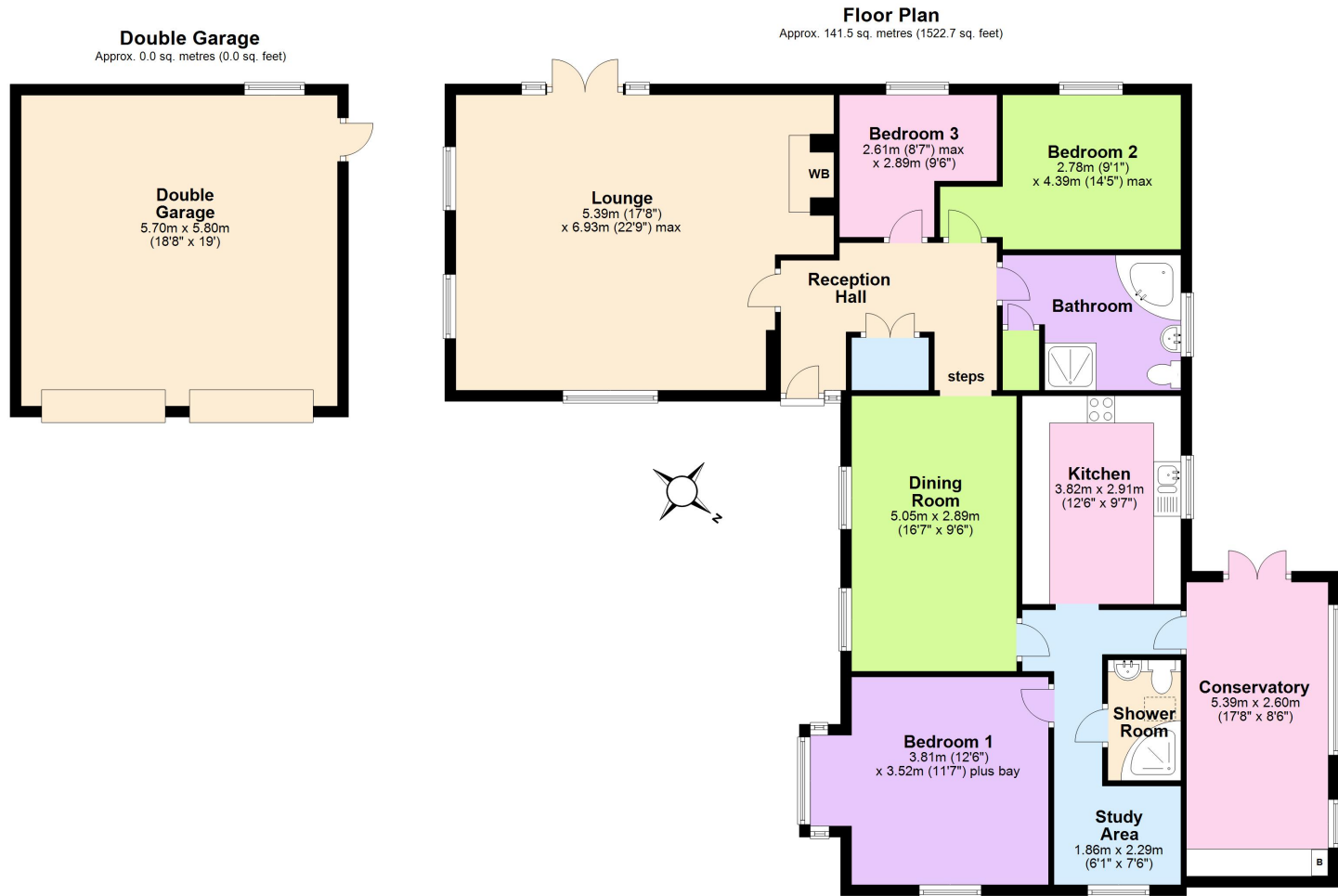
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

What3words - blaring.harshest.canyons



**Floor Plan**  
Approx. 141.5 sq. metres (1522.7 sq. feet)



Total area: approx. 141.5 sq. metres (1522.7 sq. feet)

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

**Kingslea, Kings Caple, 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>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
		EU Directive 2002/91/EC	