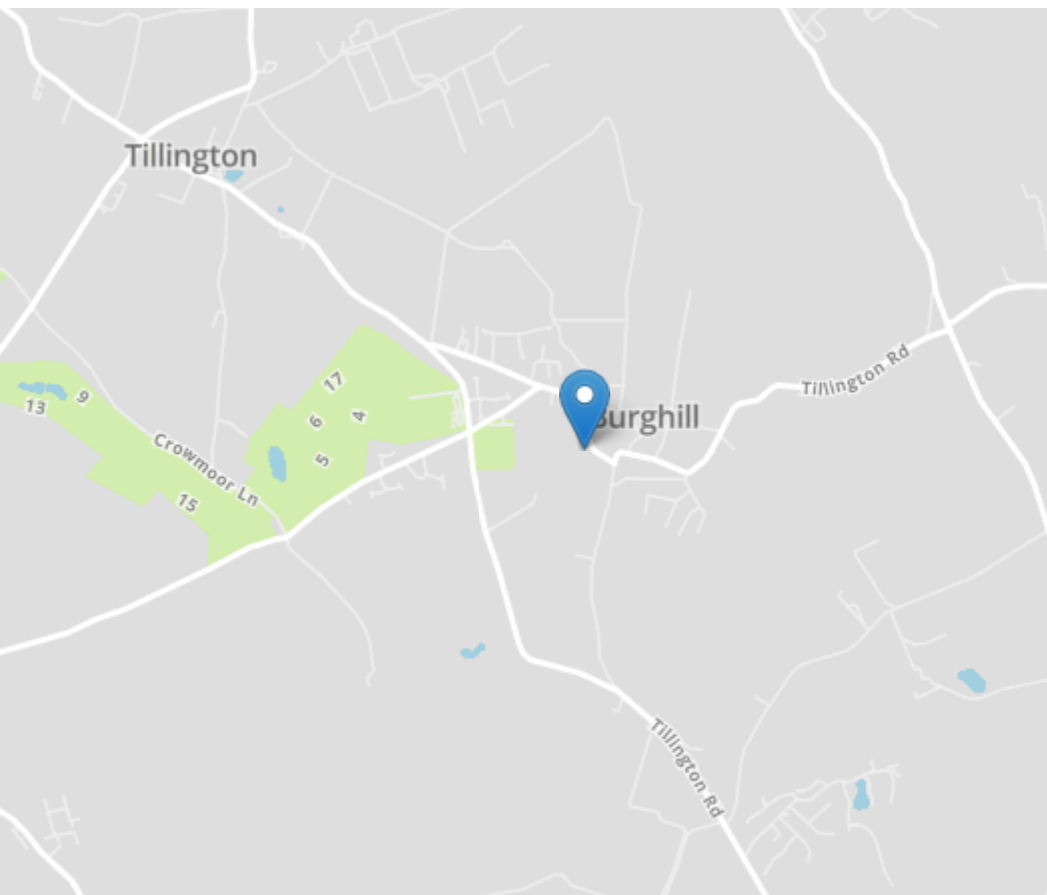




DIRECTIONS

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, turn right onto Tillington Road and after approximately 1.5 miles turn right towards Burghill village, when in the village turn left and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///share.crackled.select



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		79
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

May Meadow,
Burghill Hereford HR4 7RN

Offers based on £299,950



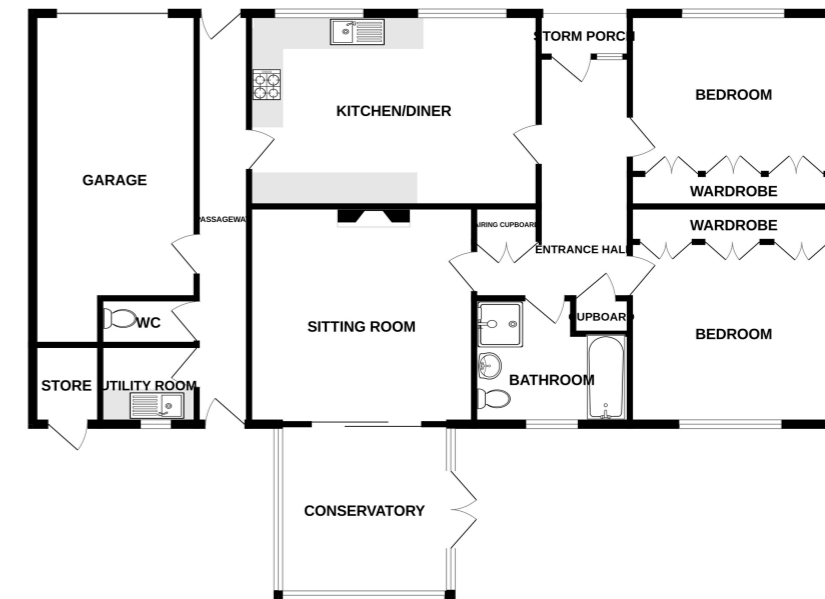
- Detached 2 bedroom bungalow • Conservatory and utility area • Garage and off road parking • Gardens with beautiful views

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1456 sq.ft. (135.3 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.
Made with Metreplan ©2021

OVERVIEW

A detached two bedroom bungalow offering gas central heating and comprising, lounge, kitchen/breakfast room, conservatory, two bedrooms, bathroom, utility area, garage, gardens and off road parking .
Sited in the tranquil village of Burghill, this property enjoys a peaceful rural setting while still being conveniently close to the amenities of Hereford. Burghill is renowned for its scenic beauty and community spirit, offering a perfect blend of countryside living with easy access to local shops, post office, public house, schools, and recreational golf facilities. The nearby city of Hereford provides a wider range of shopping, dining, and entertainment options, ensuring needs are met within a short drive.

In more detail the property comprises:

Canopy Porch

Front door with side panel leads to:

Reception Hall

Having radiator,

Kitchen/Breakfast Room

5.60m x 3.74m (18' 4" x 12' 3")

Fitted with a range of units comprising 1.5 bowl sink with drawers and cupboards below, space for dishwasher, laminated working surfaces with drawers and cupboards below, 4 ring gas hob with extractor canopy over, dresser type unit with working surface and drawers and cupboards, eye level glass fronted display cabinet, double oven, space for microwave, further eye level store cupboards, double panelled radiator, and power points.
Personal door leads to:

Covered Alleyway

This area gives access to both the front and the rear of the property and has personal door to garage.
Door to:

Utility Area

With single drainer sink unit with drawers and cupboards, space and plumbing for washing machine.

Living Room

4.25m x 4.36m (13' 11" x 14' 4")
With tiled fireplace with open grate, coving, power points, and sliding patio doors to:

Conservatory

3.35m x 3.40m (11' 0" x 11' 2")
Double glazed uPVC construction with double doors opening onto garden.

Inner Hallway

Access to roof space, and double airing cupboard/linen cupboard with shelving.

Bedroom 1

3.80m x 4.04m (12' 6" x 13' 3")
With fitted his and hers wardrobe with centre dressing table unit, storage above, radiator and power points.

Bedroom 2

3.65m x 4.0m (12' 0" x 13' 1")
With double panelled radiator, full length fitted wardrobe units with hanging rail and shelving, and window with outlook to the rear.

Bathroom

With suite comprising panelled bath, corner shower, vanity wash hand basin, low flush WC, and part tiled walls.

OUTSIDE

To the front of the property there is a large

lawned area, flower and shrubbery borders, a driveway providing ample car parking and a pathway giving access up to the front door. To the rear of the bungalow there is an enclosed dog pen, and an area to the side of the utility room where there is a timber garden store shed. The rear garden is laid to lawn with flower and shrubbery borders, and a particular feature of the property is that it joins an open field area giving this garden a pleasant rural view across beautiful countryside.

Garage

5.70m x 3.15m (18' 8" x 10' 4")
With single up and over door, power, light and skylight.

Outside WC

With low level system.

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.



At a glance...

- Kitchen 5.60m x 3.74m (18' 4" x 12' 3")
- Living Room 4.25m x 4.36m (13' 11" x 14' 4")
- Conservatory 3.35m x 3.40m (11' 0" x 11' 2")
- Bedroom 1. 3.80m x 4.04m (12' 6" x 13' 3")
- Bedroom 2. 3.65m x 4.0m (12' 0" x 13' 1")
- Garage 5.70m x 3.15m (18' 8" x 10' 4")

And there's more...

- Popular village location and community
- Close to Hereford City
- Local countryside walks