



**DIRECTIONS**

From Hereford city proceed on the A49 towards Ross on Wye, after approximately 4.5 miles turn right onto A466 towards Wormelow, turn right onto B4348 towards Much Dewchurch. Proceed into the village and right onto Church View cul de sac where the property can be found on the right hand side as indicated by the Agent's For Sale board. For those who use 'What3words' //occupy.evening.surpassed



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Services Mains water, electricity and drainage. Oil fired central heating.

**Outgoings**

Council tax band 'B'

**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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		80
(39-54)	<b>E</b>	62	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

38 Church View  
Much Dewchurch Hereford HR2 8DQ

**£275,000**

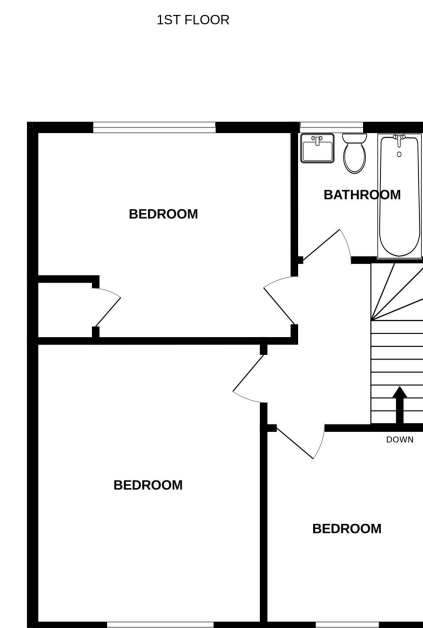
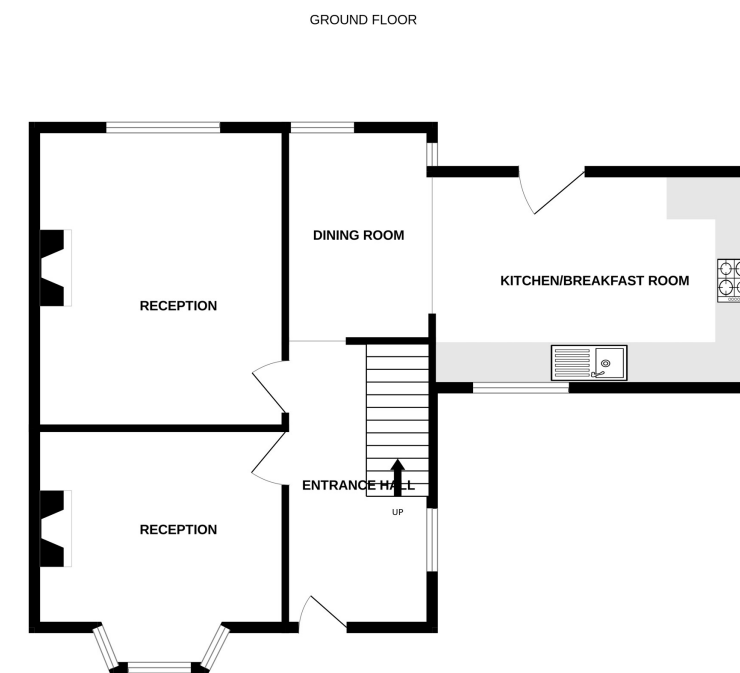


- Outstanding views to open countryside • Three bedrooms • Spacious accommodation • Cul de sac position • Multiple Reception Rooms

**Hereford 01432 343477**

**Ledbury 01531 631177**





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**OVERVIEW**

A modernised, three bedroom, semi-detached property situated on Church View, in the popular village of Much Dewchurch comprises double glazing and central heating, entrance hall, two reception rooms, dining room, kitchen, three bedrooms bathroom, off road parking and gardens which are surrounded by some fantastic countryside views. Set on the edge on this popular village in glorious Herefordshire countryside Much Dewchurch is approximately 5.5 miles South of Hereford City, within easy travelling distance of the town of Ross on Wye with its motorway links and having a range of amenities to include church, public house and popular Steiner school. The nearby village of Wormelow offers further amenities including post office and general stores and public house. In more detail the property comprises: Double glazed door, with obscured glass, from the front elevation leads to:

**Entrance Hall**

Having laminate flooring, ceiling light point, double glazed window to the side elevation, radiator, and under stairs storage area ideal area for shoe/coats. Door to:

**Reception Room**

3.6m x 4.0m (11' 10" x 13' 1") into bay window. Having continued laminate flooring, double glazed window to front elevation, radiator, open fireplace, TV, telephone point, and ceiling light point.

From the entrance hall an opening leads to:

**Dining Area**

1.9m x 3.0m (6' 3" x 9' 10") With tiled floor, ceiling light point, power points, and double glazed window to the rear elevation and single obscured glazed window to the side elevation.

Opening through to:

**Kitchen**

2.8m x 3.3m (9' 2" x 10' 10") With continued tiled flooring from the dining area, ceiling light point, radiator, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, fitted kitchen comprising soft close doors, drawers, wall and base units, space for electric oven, cooker hood, space and plumbing for dishwasher, working surfaces, 1.5 bowl sink with drainer, double glazed door to the rear elevation and double glazed window to the front elevation.

From the reception hall leads to:

**Reception/Lounge**

4.0m x 4.3m (13' 1" x 14' 1") With window to the rear elevation, log burner, double glazed window to the rear elevation, carpet flooring, ceiling light point, and TV and telephone point.

From the reception hall stairs with fitted carpet leads to:

**FIRST FLOOR**

**Landing**

With loft access, carpet flooring, power points and ceiling light point.

**Bedroom 1**

3.34m x 3.9m (10' 11" x 12' 10") With exposed wooden floorboards, ceiling light point, radiator, double glazed window to front elevation, and TV and telephone points.

**Bedroom 2**

4.0m x 3.0m (13' 1" x 9' 10") Having built-in storage/airing cupboard with shelving, double glazed window to the rear elevation with far reaching views across the countryside towards the Golden Valley, TV and telephone point, radiator, ceiling light point, and carpet flooring.

**Bedroom 3**

2.5m x 2.5m (8' 2" x 8' 2") With a small stair bulk head, central heating radiator, double glazed window to the front elevation, carpet flooring, ceiling light point, and data points.

**Bathroom**

With lino flooring, ceiling light point and extractor fan, fully tiled walls, double glazed obscured glass window to the rear elevation, chrome towel rail/radiator, low level WC, wash hand basin with mixer tap over, and a good size bath with mixer tap over and electric shower unit over.

**OUTSIDE**

The property is approached onto a large concrete pad creating a parking area and from here a concrete path leads down to the front elevation. The front garden has a patio entertaining area and to the side there is a gravel area ideal for further parking and beyond here a hedge which boundaries the property either side. A side access via a gate leads around the side and to the rear garden in which a concrete path stretches the breadth of the property and from here the garden is a two tiered garden with raised lawn area, a storage shed on a concrete pad, and then a continuation lawn area towards one corner of the garden. The rear garden houses the oil tank for the central heating, and an exterior central heating boiler. The garden continues further around the rear and goes down to a single tier level where there is a small patio area which is slabbed and ideal for entertaining and from here is laid to lawn with a fenced boundary giving beautiful views across the open countryside.



**At a glance...**

- Reception room 3.6m x 4.0m (11' 10" x 13' 1")
- Dining area 1.9m x 3.0m (6' 3" x 9' 10")
- Kitchen 2.8m x 3.3m (9' 2" x 10' 10")
- Second reception/lounge 4.0m x 4.3m (13' 1" x 14' 1")
- Bedroom 1. 3.34m x 3.9m (10' 11" x 12' 10")
- Bedroom 2. 4.0m x 3.0m (13' 1" x 9' 10")
- Bedroom 3. 2.5m x 2.5m (8' 2" x 8' 2")

**And there's more...**

- Close to local amenities.
- Popular village location.
- Commutable area.

**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.