

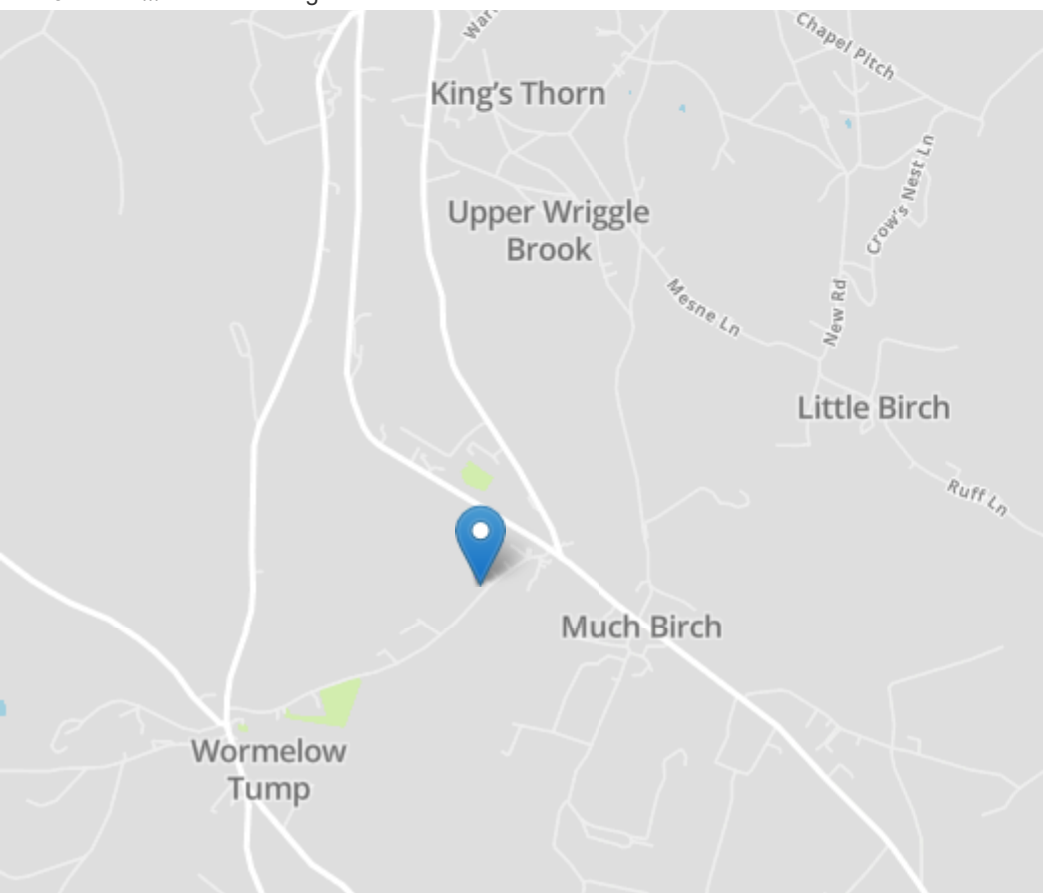
Little Orchard, Tump Lane
Much Birch Hereford HR2 8HP

£425,000



DIRECTIONS

Proceed South on Victoria Street/A49 and continue for approx. 0.4 miles; using the left two lanes, bare left onto Ross Road/A49, and continue for another 1.6miles; at the roundabout, take the 2nd exit onto A49, and continue for a further 4.0miles; turn right onto Tump Lane, and take the first left into a Tump Lane cul-de-sac; the property will be located on the right hand side, as indicated by the stooke Hill and Walshe 'For Sale' board. For those who use what3words: ///flickers.manage.marked



GENERAL INFORMATION

Tenure

Freehold.

Services

Mains electricity and water. Private drainage.

Outgoings

Council tax band 'E'.

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+)	56	73
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(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.



- FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE/YOUTUBE CHANNEL • Detached Bungalow • Three Bedrooms
- Garage and Off Road Parking.

Hereford 01432 343477

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FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE/YOUTUBE CHANNEL

OVERVIEW

A modern detached bungalow comprising; oil fired central heating, porch/conservatory, lounge, kitchen/breakfast room, utility, dining room, 3 bedrooms, shower room, gardens, ample off road parking, gardens front and rear, and garage.

Much Birch is a much sought-after village roughly halfway between the market town of Ross-on-Wye with the M50 and the Cathedral City of Hereford. There are plenty of amenities on offer, including a doctors surgery, a highly regarded country pub in Much Birch and garage in Wormelow and bus stops. The village of Kingsthorne which is connected to Much Birch has a primary school, and there is a well-stocked village store and post office in Wormelow, just a short distance away and the well regarded Steiner school being in the Village of Much Dewchurch, approximately 2 miles distance.

In more detail the property comprises:

INSIDE

ENTRANCE PORCH / CONSERVATORY

The entrance porch/conservatory comprises of: entry via a double glazed door to the side elevation; uPVC construction; double glazing to the front and side elevations; far reaching countryside views; tiled flooring; a wall light point; power sockets, and an internal double glazed door with obscure glass leading to the entrance hall.

ENTRANCE HALL

The entrance hall comprises of: carpet flooring; a ceiling light point; an oil-fired central heating radiator; power sockets; a television point, and a loft access.

BEDROOM ONE

4.571m x 3.773m (15' 0" x 12' 5")

Bedroom one comprises of: carpet flooring; a ceiling light point; a double glazed window to the front elevation; a wealth of power sockets; fitted wardrobes with large panelled sliding doors; a telephone point; a television point, and a central heating radiator.

BEDROOM TWO

3.636m x 4.259m (11' 11" x 14' 0")

Bedroom two comprises of: carpet flooring; a ceiling light point; a double glazed window to the rear elevation; a wash hand basin with

a chrome mixer tap over, and fitted vanity space beneath; power sockets; a wall-mounted mirror; further wall-mounted vanity space; spotlights above; a shave point, and a central heating radiator.

BEDROOM THREE

4.583m x 3.477m (15' 0" x 11' 5")

Bedroom three comprises of: carpet flooring; a ceiling light point; a double glazed window to the side elevation; a central heating radiator; fitted up and over storage, and dressing table; a wealth of power points; a television point, and a telephone point.

SHOWER ROOM

The shower room comprises of: lino flooring; a ceiling light point; a wall-mounted extractor point; a double glazed window to the rear elevation with obscure glass; a large shower cubicle with a mains shower unit within, and a glass swivel screen; a large fitted vanity space beneath the wash hand basin, with a chrome mixer tap over; a low level WC; a central heating radiator, a chrome towel radiator, and a wall-mounted mirror with a light.

LOUNGE

6.456m x 4.235m (21' 2" x 13' 11")

The lounge comprises of: carpet flooring; a ceiling light point; two wall light points; fitted storage feature lighting; a central heating radiator; a television point; a telephone point, and an electric fire within a stone feature fireplace.

DINING ROOM

4.233m x 2.719m (13' 11" x 8' 11")

The dining room comprises of: carpet flooring; a ceiling light point; a central heating radiator; power points, and a double glazed window to the rear elevation.

KITCHEN/BREAKFAST ROOM

4.219m x 3.590m (13' 10" x 11' 9")

The kitchen/breakfast room comprises of: tiled flooring; a ceiling light point; a double glazed window to the rear elevation; a central heating radiator; fitted, wooden, wall and base units; roll top work surfaces; space for an electric appliance, e.g., oven; built-in cooker hood; sink and drainer with one and a half bowls and chrome mixer tap over; splash tiling; space and plumbing for a dishwasher; space for a fridge-freezer; a television point; a wealth of power sockets; a

telephone point, and a double glazed internal door with obscure glass leading to the rear lobby.

REAR LOBBY

The rear lobby comprises of: access to the rear garden; access to the downstairs W/C; access to the garage; a double glazed door to the rear elevation with a double glazed panel alongside it; tiled flooring; a ceiling light point; the electrical consumer unit; hanging space, and storage shelving.

W/C

The W/C comprises of: a low level W/C; a double glazed window to the rear elevation with obscure glass; a wash hand basin with chrome mixer tap over; splash tiling; wall-mounted vanity space, and a central heating radiator.

GARAGE

5m x 5.155m (16' 5" x 16' 11")

The garage comprises of: concrete flooring; power; a ceiling light point; fitted storage areas; base units with work surfaces over; a fitted wardrobe space with paneled sliding doors; a large airing cupboard; a central heating radiator, and two double glazed windows to the side elevation with obscure glass.

UTILITY ROOM

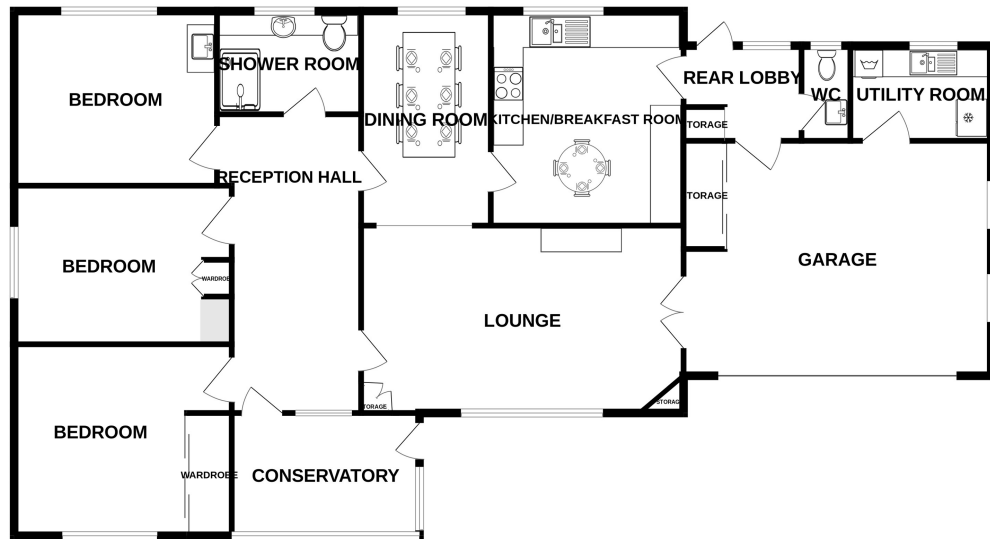
2.161m x 2.006m (7' 1" x 6' 7")

The utility room comprises of: tiled flooring; a ceiling light point; a wall-mounted extractor fan; a double glazed window to the rear elevation; roll top work surfaces over fitted base units; a stainless steel sink and drainer with one and a half bowl, and chrome mixer tap over; a central heating radiator, and spaces for additional appliances.

OUTSIDE

The property has two entrances, one being the main laid stone entrance and the other an access way directly onto the garden area for additional access. There is hedging and a recently constructed fence which creates the boundaries with the adjacent properties, and from here the front garden is predominantly laid to lawn with parking for 5 plus vehicles, and in turn the drive leads to the garage with a rolling door. The path follows onto the conservatory/porch and another path runs across the front of the property, and wraps around

GROUND FLOOR



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the property through an archway with sandstone patio entertaining area. A step up leads up to a second patio entertaining area which is adjacent to the first patio and from here the lawn ends with a hedge line and a gated access which leads through to a side garden plot. In the side garden plot area there are two metal sheds ideal for potting and a vegetable plot. Dispersed shrubbery and trees, a green house, and from here a further lawned area, and in all leads to the rear garden.

The rear garden has a selection of fruit trees added over time and its currently known as the rear orchard, and predominantly lawn with a very large hedge which screens the property at the rear, and beyond here the property backs onto the A49 between Hereford and Ross on Wye. Space for a rotary line and a historic septic tank but not functioning as the property is on the mains drainage. Next to the septic tank is the oil tank and an external Worcester Combi boiler. There is access around the other side of the property which in turn leads back to the front driveway and garden. There are far reaching views, and the front of the property leads onto Tump Lane.



At a glance...

- ✓ BEDROOM ONE: 4.571m x 3.773m (15' 0" x 12' 5")
- ✓ BEDROOM TWO: 3.636m x 4.259m (11' 11" x 14' 0")
- ✓ BEDROOM THREE: 4.583m x 3.477m (15' 0" x 11' 5")
- ✓ LOUNGE: 6.456m x 4.235m (21' 2" x 13' 11")
- ✓ DINING ROOM: 4.233m x 2.719m (13' 11" x 8' 11")
- ✓ KITCHEN/BREAKFAST ROOM: 4.219m x 3.590m (13' 10" x 11' 9")
- ✓ UTILITY: 2.161m x 2.006m (7' 1" x 6' 7")
- ✓ GARAGE: 5m x 5.155m (16' 5" x 16' 11")

And there's more...

- ✓ Well sought out area
- ✓ Off road parking
- ✓ Bungalow

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.