

FOR
SALE



Threeways, Kingsthorpe, Hereford HR2 8AW

£435,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This attractive detached bungalow has lovely views and is pleasantly located in the parish of Kingsthorne, which lies between the cathedral city of Hereford (6 miles) and the market town of Ross-on-Wye (8 miles), with the M50 motorway link (Junction 3). Within Kingsthorne, there is a village hall and a bus service. In nearby Much Birch, there is a church, a primary school, and a doctor's surgery, while in nearby Wormelow, there is a local shop. Kingsthorne is an area noted for its walking routes.

Constructed in the mid-1960s to an individual design, the bungalow has been extended and offers versatile split-level accommodation extending to approximately 1,500 sq. feet. With double glazing and oil-fired central heating, the property would now benefit from a degree of updating and offers excellent scope for further extension or possibly the construction of a separate dwelling within the grounds (subject to the necessary planning consent), which extend to approximately 0.7 of an acre. The property also benefits from both a garage and a workshop.

POINTS OF INTEREST

- *Split level bungalow*
- *Lovely rural location*
- *3 Bedrooms*
- *Some updating required*
- *Garage/Workshop*
- *Large gardens - 0.7 of an acre*



ROOM DESCRIPTIONS

Entrance Porch

With door to the

Entrance Hall

With cloaks cupboard

Split Level Living Room

With a large stone fireplace with and electric stove, 2 radiators, 2 windows to the front.

Inner Hall

With an airing cupboard and hot water cylinder. Staircase leading down to the lower ground floor.

Dining Room

With laminate flooring and a gas fire with brick surround, 2 radiators, window.

Kitchen

Fitted with matching base and wall units, work spaces with tiled splash backs, electric double oven, 4 ring hob with extractor hood, oil fired central heating boiler, window and door to the

Utility Room

With Belfast sink unit, store cupboard, plumbing for a washing machine, radiator, window.

Shower Room

With tiled shower cubicle and electric fitment, folding screen, wash hand basin, WC, wall mounted electric heater, ladder style radiator, window, extractor fan.

Side Entrance Porch

With window.

Bathroom

With white suite comprising an enamel bath with mixer tap and shower attachment, wash hand basin, WC, radiator, window.

Bedroom 1

With built in wardrobes, 2 windows.

Bedroom 2

With radiator, windows to the side and rear.

Lower Ground Floor

This space could provide a separate self contained annexe but currently comprises

Bedroom 3

With under stairs storage area, 2 windows, radiator, side entrance door.

Bedroom 4

With radiator and windows to the side and rear.

Outside

The property is approached by a splayed entrance with a drive which leads to the front of the property a turning area and a carport adjoining a workshop.

Threeways stands in very large gardens which are primarily lawned with numerous ornamental trees with an area of woodland which has an access gate into Wigglesbrook Lane.. There is a garden shed, oil storage tank. The whole extends to approximately 1/2 an acre.

Agent's Note

The property will be sold subject to an overage/uplift in relation to any potential development within the grounds for a separate residential dwelling.

Services

Mains water, electricity and private drainage, oil fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band F - £3,273.31 payable for 2024/2025

Water rates are payable.

What3Words

///duos.truth.steers

Directions

From Hereford proceed south on the A49 towards Ross-on-Wye, at the top of the Callow turn left towards kings Thorne and Little Birch. Continue into Kingsthorpe , then turn left at the bus shelter into The Thorne and after a short distance turn right into Wrigglebrook Lane then turn left into Pages Pitch and Threeways is located almost immediately on the left hand side.

Viewings

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

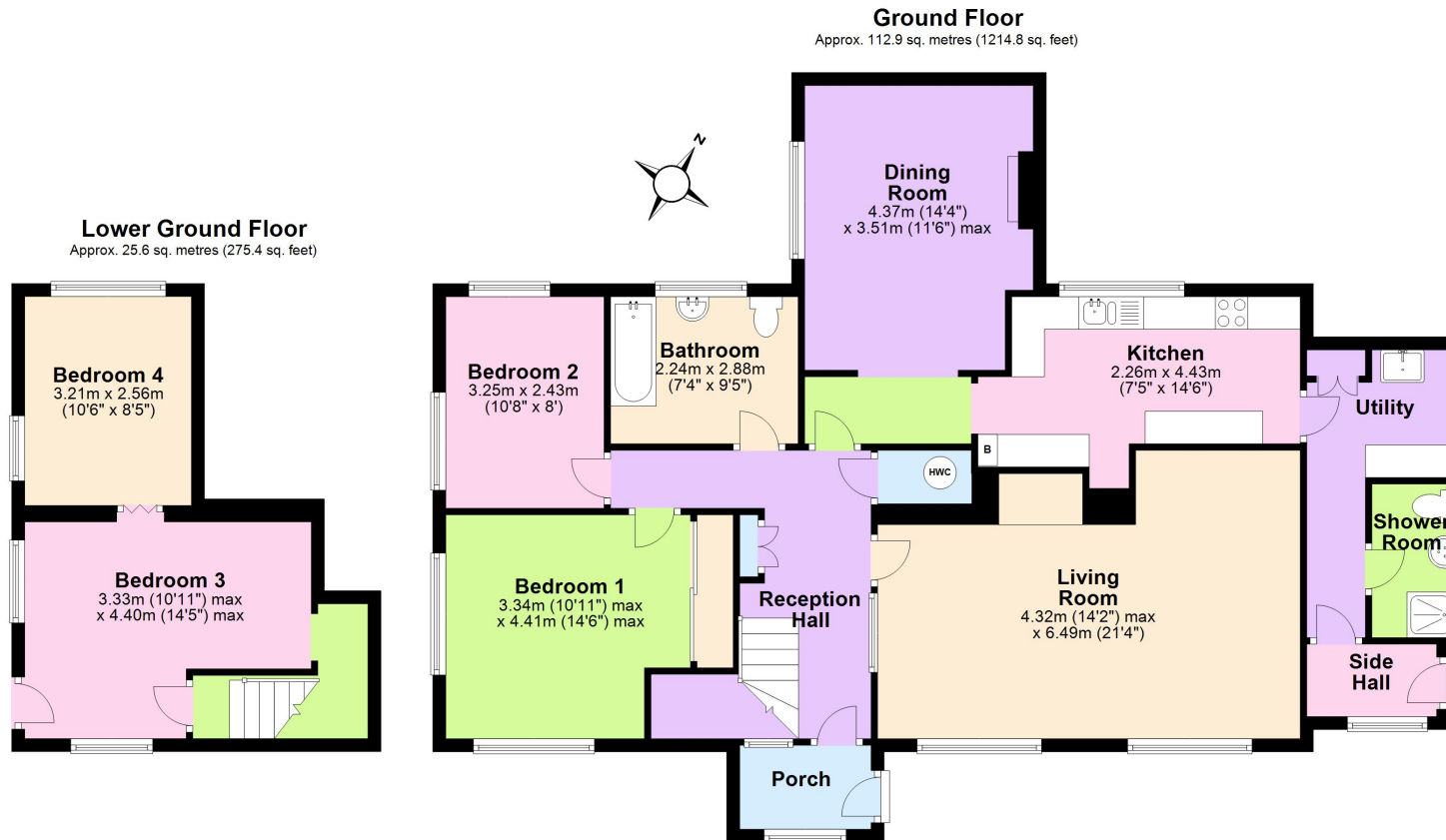
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Total area: approx. 138.4 sq. metres (1490.2 sq. feet)

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

Threeways, Kingsthorpe, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		69
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	