

FOR
SALE



44 Scotch Firs, Fownhope, Hereford HR1 4NP

£195,000 - Freehold

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

PROPERTY SUMMARY

This end of terrace bungalow is pleasantly located within the heart of the highly favoured village of Fownhope which lies between the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles with the M50 motorway link-junction 3). Fownhope is a vibrant village within which there are a range of amenities including a shop/post office, doctors surgery, butchers, village hall, two public houses, an exclusive health and leisure club (Wye Leisure), church, primary school and recreation ground.

Constructed in the 1960s, the bungalow ideal for retirement or first time buyers and has electric heating and double glazing, an easy to maintain garden and garage.

POINTS OF INTEREST

- *End terraced bungalow*
- *Popular village location*
- *2 bedrooms*
- *Double glazing, electric heating*
- *Small garden*
- *Garage*
- *Ideal for retirement*



ROOM DESCRIPTIONS

Hall

With electric heater, airing cupboard, hot water cylinder, a large walk in cupboard with electric fuse box

Lounge

With 2 double glazed windows.

Kitchen

With base and wall mounted units, worksurfaces with tiled splash backs, space for a washing machine, electric cooker point, 1 1/2 bowl sink unit and window to the front.

Bedroom 1

With storage heater and double glazed windows to the rear.

Bedroom 2

With storage heater, patio doors to the rear garden.

Bathroom

Fitted with a white suite comprising, bath with electric shower over, wash hand basin, WC, wall mounted electric heater, window.

Outside

To the front of the property is a heather garden and paved pathway leading to the front entrance door.

There is side vehicular access to a communal turning area and the garage which has an up and over door.

There is a small rear garden, designed for ease of maintenance - gravelled with picket fencing.

Services

Mains water, electricity, drainage are connected and it is understood that mains gas is available in Scotch Firs Road but is not connected to the property.

Outgoings

Council tax band B - £1,817.38 payable for 2024/2025

Water and drainage rates are payable.

Directions

From Hereford proceed towards Ledbury on the A438, then just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford and on entering Fownhope turn left into Scotch Firs (opposite the village stores), then immediately right into the slip road and the property is located at the end of the cul-de-sac on the left hand side.

Viewings

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

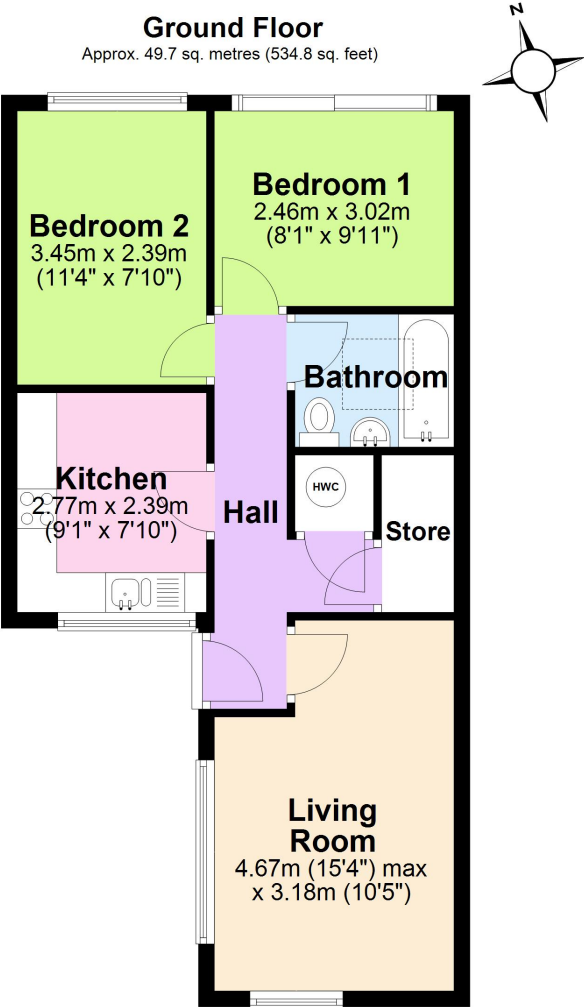
Opening Hours

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. 49.7 sq. metres (534.8 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC