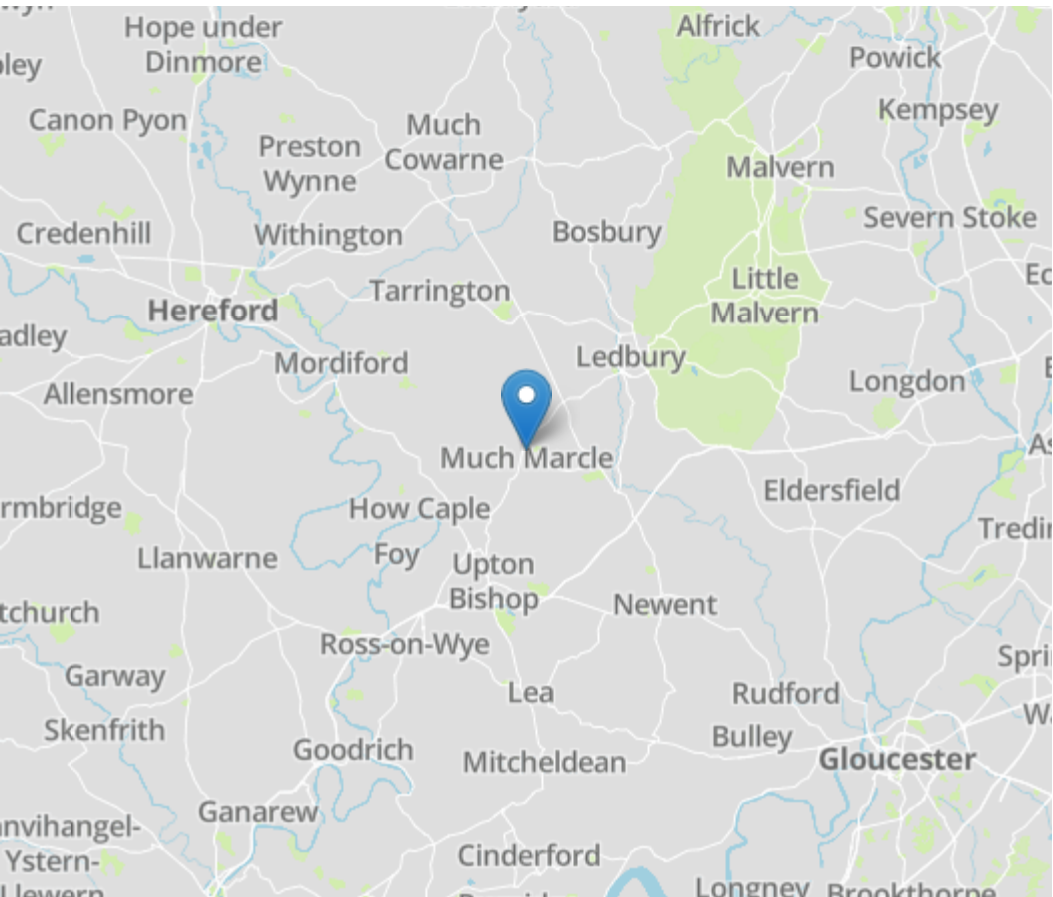




DIRECTIONS

From Ledbury, proceed on the A449 for approximately 4 miles. Upon reaching the village of Much Marcle, turn left at the cross roads, follow this road for approximately quarter of a mile and the property can be found on the right hand side as indicated by our For Sale board.



GENERAL INFORMATION

Tenure

Freehold

Services

Mains Electricity, Water and Drainage.

LPG Heating

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	44	64
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
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.

Freshfields

Much Marcle Ledbury HR8 2LY

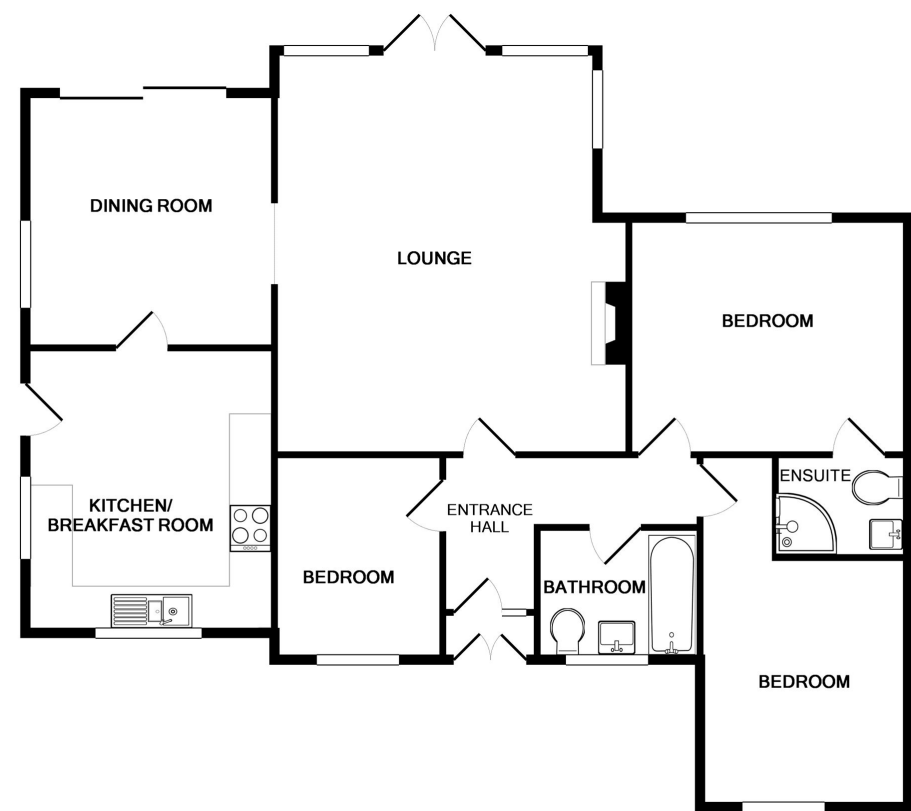
£425,000



- Set in a sought after village location. • A well maintained detached bungalow. • Three Double Bedrooms. • Spacious Lounge.
- Private, Enclosed Garden. • Large Garage and Ample Off Road Parking. • No Onward Chain.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL APPROX. FLOOR AREA 1146 SQ.FT. (106.5 SQ.M.)
Made with Metropix ©2013

Freshfields

Situation and Description

Freshfields is situated within the popular and well served village of Much Marcle. The bungalow offers spacious and well maintained accommodation throughout to include large lounge, dining room, kitchen/breakfast room, three double bedrooms with en-suite to master bedroom, private enclosed garden, large garage and ample off road parking.

In more detail the accommodation comprises:

Inside

Entrance Porch

with glazed door, and tiled floor, door to:

Entrance Hall

with glazed door, radiator, power points, doors to:

Lounge

6.10m x 5.11m (20' x 16' 9") with window to side and French doors to rear garden, fireplace with open grate, radiator, power points, T.V. point, telephone point. Wide

Opening to:

Dining Room

3.71m x 3.61m (12' 2" x 11' 10") with Patio door to rear garden, window to side, radiator, power points. Glazed door to:

Kitchen

4.17m x 3.61m (13' 8" x 11' 10") with windows to front and side, door to side into garden, tiled floor and splashbacks, range of laminate worktops with cupboards and drawers under, inset 1 1/2 bowl sink with drainer, eye level wall cupboards, space for fridge and washing machine, integrated Electrolux dishwasher, Electrolux double oven, hob and extractor fan over, radiator, power points.

Bedroom One

4.24m x 3.45m (13' 11" x 11' 4") with window to rear, telephone point, radiator, power points. Door to:

En- suite

4' 11" x 6' 09" (1.50m x 2.06m) with ladder style heated towel rail, fully tiled walls, tiled floor, w.c., pedestal wash hand basin, large corner shower cubicle, with Mira

shower.

Bedroom Two

4.95m max x 3.00m max (16' 3" max x 9' 10" max) with window to front, radiator and power points.

Bathroom

6' 10" x 6' 4" (2.08m x 1.93m) with window to front, ladder style heated towel rail, panelled bath with Mira shower over, fully tiled walls, pedestal wash basin, w.c., tiled floor.

Bedroom Three

3.00m x 2.46m (9' 10" x 8' 1") with window to front, radiator and power points.

Outside

Approach

The property is approached over a gravelled driveway, with ample parking for several cars with lawned fore garden with mature hedging.

Large Garage

19' 0" x 13' 0" (5.79m x 3.96m) with up and over door, window and door to side, power and light connected.

Garden

The rear garden can be accessed via a wooden side gate and comprises a paved pathway and patio area, Garden Shed and Summer House which has power connected. The garden is mainly laid to lawn with mature shrub borders and fencing and hedging to all sides offering considerable privacy.



At a glance...

- ✔ Lounge
6.10m x 5.11m (20' x 16'9)
- ✔ Dining Room
3.71m x 3.61m (12'2 x 11'10)
- ✔ Kitchen
4.17m x 3.61m (13'8 x 11'10)
- ✔ Bedroom One
4.24m x 3.45m (13'11 x 11'4)
- ✔ En-Suite
1.5m x 2.06m (4'11 x 6'09)
- ✔ Bedroom Two
4.95m x 3m max (16'3 x 9'10 max)
- ✔ Bedroom Three
3m x 2.46m (9'10 x 8'1)
- ✔ Bathroom
2.08m x 1.93m (6'10 x 6'04)
- ✔ Large Garage
5.79m x 3.96m (19' x 13')

And there's more...

- ✔ Spacious Detached Bungalow.
- ✔ Three Double Bedrooms.
- ✔ Two Reception Rooms.
- ✔ Private Enclosed Garden.
- ✔ Large Garage.
- ✔ Ample Off Road Parking.
- ✔ No Onward Chain.

Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.