

FOR
SALE



Maydean Little Birch, Hereford HR2 8BB

£535,000 - Freehold

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PROPERTY SUMMARY

This excellent detached bungalow is quietly located within the Parish of Little Birch, with lovely rear views towards May Hill, between the Cathedral City of Hereford (5.5 miles) and the market town of Ross-on-Wye (10 miles) and the M50 motorway link (Jct.3).

Within Little Birch/Kingsthorpe villages there is an active community with a bus service, parish hall, church and public house. Also in nearby Much Birch there is a primary school and doctor's surgery.

The property was constructed in the mid-1970's and it is essentially a bungalow with lower ground floor and is ideal for family purposes having spacious accommodation (2200 sq.ft. including the garage). There is double-glazing (sealed units), oil-fired central heating, a good-sized garage and very large main, lawned garden.

POINTS OF INTEREST

- *An individual detached property*
- *3 Bedrooms*
- *Lovely village/rural location*
- *Good-sized garage/large gardens*
- *About 2200 sq ft including the garage*
- *Lovely rear views*



ROOM DESCRIPTIONS

Steps lead to a Large Covered Entrance Porch

with door to

Entrance Hall

Radiator.

Lounge

Open fireplace and Victorian-style surround with slate hearth, radiator, window to side and large window looking to the garden.

Dining Room

Radiator, side window, large window to front and connecting door in to the

Kitchen

with matching base and wall mounted units with under unit lighting, work surfaces and tiled splashbacks, sink unit with mixer tap, built-in electric double oven, four-ring electric hob and extractor hood, plumbing for washing machine, Amtico floor, radiator, feature ceiling beams, window to rear with lovely views to May Hill and double doors to the side BALCONY.

Inner Hall

Radiator, hatch to roof space, cloaks cupboard, Airing Cupboard with hot water cylinder and electric immersion heater.

Shower Room

with WC, wash hand basin, shower cubicle with mains fitment, tiled vinyl floor, radiator, shaver point and window to rear.

Bedroom 1

Range of built-in wardrobes, radiator and window to front.

Bedroom 2

Built-in wardrobes, recess for dressing table, radiator and window to rear.

Bedroom 3

Radiator and window to rear.

Bathroom

White suite comprising enamelled bath, wash hand basin, WC, part-tiled walls, radiator and window.

A staircase leads from the entrance hall down to the Lower Ground Floor which comprises a

Hall

with walk-in store cupboard.

Utility Room

with storage units, space for washing machine, electric towel rail, window and door to rear with canopy porch and connecting door to garage.

Study (with limited headroom)

Radiator, window to rear and hatch to excellent storage space with oil central heating boiler.

Outside

The property is approached via a splayed entrance which leads to a tarmac driveway and retaining walls with lights to one side, shrubs to the other.

Large garage with up and over door, light, power, window to side and electric fuseboard.

There is a large front garden lawned with ornamental shrubs and trees and enclosed by hedging.

There is a very large rear garden which is enclosed by hedging for privacy and is mainly lawned with paved patio areas and a range of ornamental shrubs and trees.

Outside water tap.

Services

Mains water and electricity are connected. Drainage is to a private system. Oil-fired central heating. Telephone (subject to transfer regulations).

Outgoings

Council tax band F payable 2024/25 £3349.36. Water rates are payable. Drainage is to a private system.

Directions

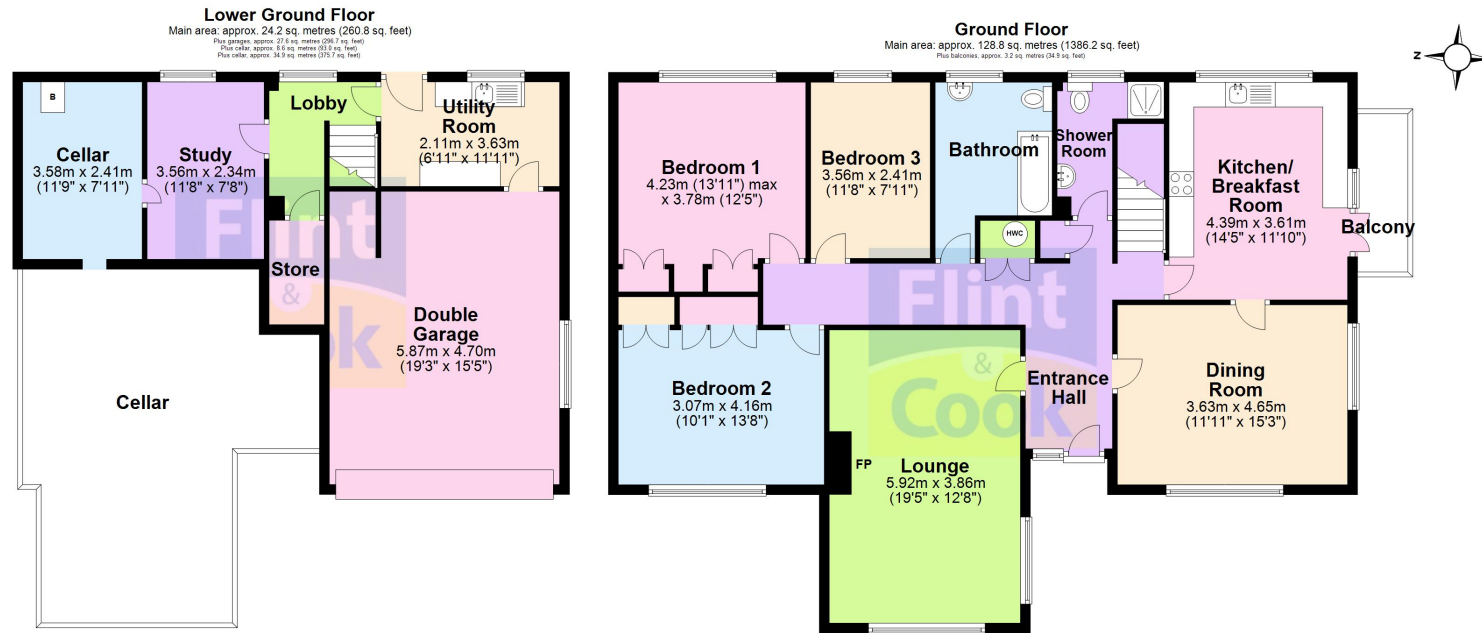
From Hereford proceed south towards Ross-on-Wye on the A49. At the top of the Callow turn left signposted Kingsthorpe and Little Birch. At the bus shelter turn left signposted Little Birch and then turn third right (halfway up the hill), after about half a mile where the property it is located on the left-hand side.

Viewing

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

Money laundering regulations

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



Main area: Approx. 153.0 sq. metres (1647.0 sq. feet)

Plus garages: approx. 27.6 sq. metres (296.7 sq. feet)
Plus balconies: approx. 3.2 sq. metres (34.9 sq. feet)
Plus cellar: approx. 8.6 sq. metres (92.0 sq. feet)
Plus utility: approx. 3.8 sq. metres (40.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanItUp

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		