



Woodside,
Burghill Hereford HR4 8NQ

£450,000



GENERAL INFORMATION

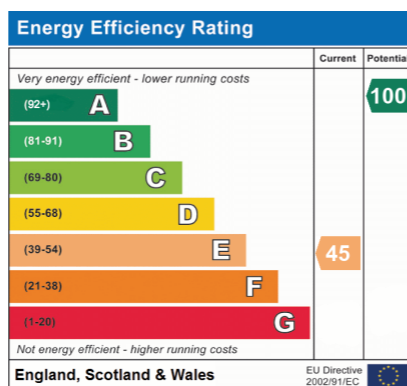
Tenure
Freehold
Services
Mains electricity, and water. Private drainage.
Outgoings
Council tax band 'D'
Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

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.

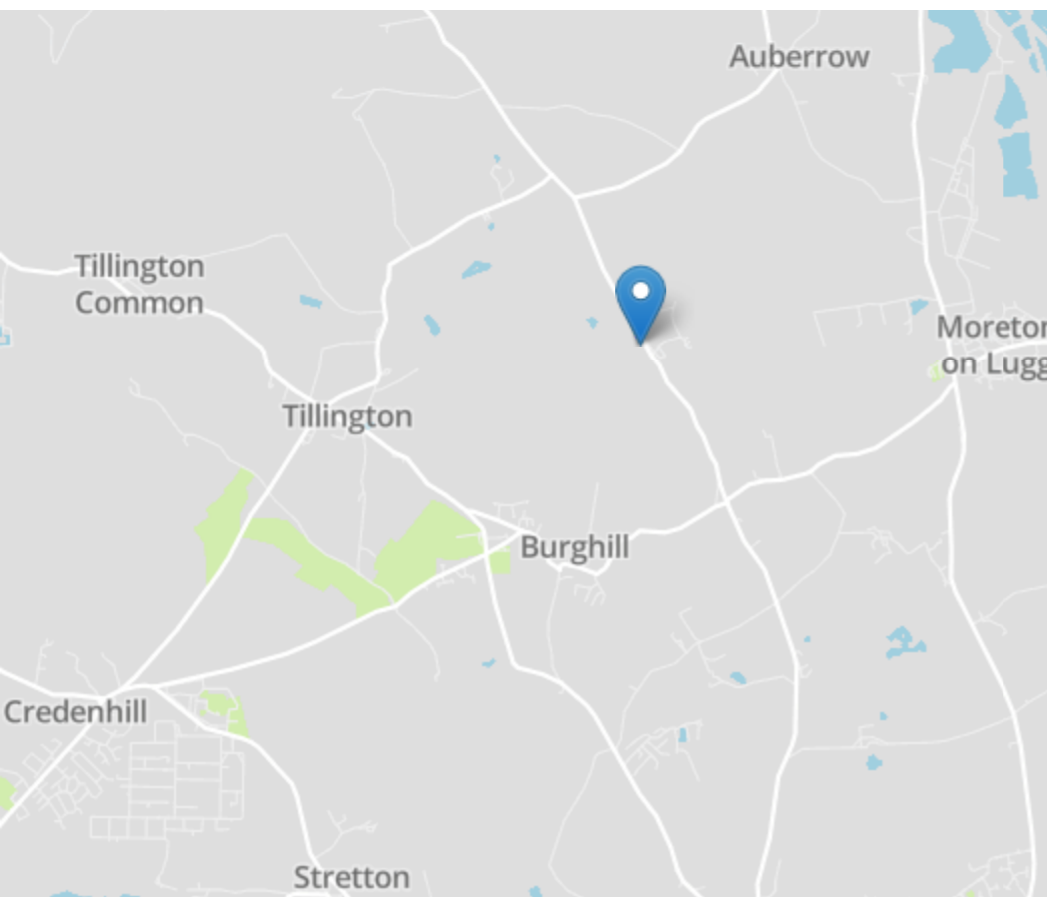
Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm



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.

DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the third exit onto A4110 Three Elms road, at the traffic lights proceed straight over staying on A4110 towards Canon Pyon, after approximately 3 miles, go through the Hamlet of Portway the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //beep.explores.suceses



• No onward chain • Detached 3 bedroom fully refurbished bungalow • Garage and ample off road parking

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.
Made with Merago 02024

OVERVIEW

Beautifully and completely refurbished older style 3 bedroom detached bungalow, standing in an elevated position with outstanding views and the property enjoys spacious accommodation having lounge, large kitchen/dining room, three bedrooms, bathroom, whilst outside there are good sized gardens, garage and large ample driveway providing ample car parking. The property has been renovated to an exceptionally high standard and includes a new energy efficient electric heating system, with electric radiators throughout. Being offered for sale with no onward chain. Nestled just north of Hereford City this property is ideally located within a short drive to thriving villages where there amenities to include primary schools, village shops, post offices, public houses and two very popular golf courses.

In more detail the property comprises:

Large Canopy Porch

Double glazed front door to:

Spacious Reception Hall

With wood effect flooring, access to roof space, and radiator.
Door through to:

Living Room

3.92m x 5.40m (12' 10" x 17' 9") into bay.

A very light and airy room with stunning views to the front, feature fireplace with fitted Clearview wood burning stove over a slate hearth, two radiators, and wall light points.

Kitchen/Dining Room

3.90m x 4.22m (12' 10" x 13' 10")
Beautifully fitted with a shaker style of units with oak worktops, cupboards below, including pull out integrated bin store, 1.5 stainless steel sink unit with mixer tap, cupboards below, integrated dishwasher, 4 ring Neff ceramic hob with extractor fan above with ornate canopy surround, built-in double oven with storage above and below, larder dresser type unit with wooden worktop within the unit and integrated storage behind doors plus power points, full range of eye level wall cupboards, brand new Hoover washing machine, wood effect flooring, inset ceiling downlighters, door to outside, radiator and large double glazed window with pleasant outlook to rear garden and beyond.

Door from the main inner hallway leads to:

Bedroom 1

4.65m x 3.72m (15' 3" x 12' 2")
Having bay window with magnificent views to the front and further window to side garden, radiator, and power points.

Bedroom 2

2.80m x 3.64m (9' 2" x 11' 11")
A good double room with radiator, power points, and double glazed windows with views to side and rear garden.

Bedroom 3

1.80m x 3.63m (5' 11" x 11' 11")
With radiator and window to side.

Family Bathroom

Being beautifully presented with a white suite comprising large corner shower with London brick tiled surround, raindrop shower head over, folding glazed screen to the front, panelled bath with tiled surround, low flush WC, vanity style wash hand basin, inset ceiling downlighters, and two windows giving plenty of light.

OUTSIDE

The property is approached from the Canon Pyon road onto a large gravelled driveway providing parking for numerous vehicles, this in turn gives access to garage and adjoining the garage there is a useful store area which also has a drain, that if so required, a WC could be fitted here very easily, and to the rear of here, there is a further garden store. Attractive slabbed paving has been laid around the the full circumference of the property, whilst at the front there is a large lawned garden area boundary to one side by laurel hedging and to the other stock proof fencing

which gives an attractive boundary between this and the adjoining orchard. Lawned gardens then sweep around from the side to the rear where there is further pleasant views, further ornamental trees, large garden timber store which is ideal for garden tools and machinery, and to one corner of the garden there is a barked raised area providing ideal seating/sun terrace area taking full advantage of the spectacular views across some of Herefordshires quintessential countryside.

Garage

5.20m x 3.0m (17' 1" x 9' 10")
Having double doors, with power and light.



At a glance...

- Living Room 3.92m x 5.40m (12' 10" x 17' 9")
- Kitchen/Breakfast Room 3.90m x 4.22m (12' 10" x 13' 10")
- Bedroom 1. 4.65m x 3.72m (15' 3" x 12' 2")
- Bedroom 2. 2.80m x 3.64m (9' 2" x 11' 11")
- Bedroom 3. 1.80m x 3.63m (5' 11" x 11' 11")
- Garage 5.20m x 3.0m (17' 1" x 9' 10")

And there's more...

- Stunning views across Herefordshire countryside
- Beautifully presented
- Ideal family or retirement home
- Good size gardens

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.