

FOR
SALE



The Lindens, Bishopstone, Hereford HR4 7JG

£395,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in a popular rural location, a deceptively spacious 3 bedroom detached bungalow offering ideal family/retirement accommodation.

The property, which is offered for sale with no onward chain, has the added benefit of oil central heating, double-glazing, extensive gardens, generously sized living accommodation, ample off-road parking and garage, and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Detached bungalow*
- *Deceptively spacious, 3 bedrooms*
- *Conservatory*
- *Extensive rear garden*
- *Ideal family or retirement*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance porch/Conservatory

Approached through double glazed double doors, of brick and UVPC construction with radiator, range of lighting, windows with opening vents and fitted blinds, door to

Reception Hall

Carpet, radiator, central heating thermostat, useful built in store cupboard.

Lounge

Carpet, radiator, window to the side, window looking through to the front conservatory, range of lighting, fireplace with hearth, display mantel and open fire, glazed panelled sliding double doors through to

Dining room

Carpet, 2 radiators, feature fireplace, large dresser, glazed window to the rear, recessed display with shelving, door to Rear Lobby.

Kitchen

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces, large sky light, radiator, breakfast bar, eye level glass display cabinets, built in oven and hob, with extractor hood over, display shelving, access door from the reception hall, glazed window looking through to the utility room, glazed panel door to the

Rear lobby

Radiator, door to the dining room, door to the rear porch and sliding door to

Utility room

Single drainer sink unit, wall and base cupboards, space for appliances, window to the rear, coat hooks, internal window to the kitchen.

Rear porch

Double glazed windows and door to the rear, and sliding door to

Store room

Workbench, power and light points, window to the rear, internal door to the garage and door to

Boiler room

Housing the oil fired central heating boiler, window, ample storage space and door to

Cloakroom

With low flush cistern and glazed window.

Inner hallway

Approached through a sliding door from the reception hall, airing cupboard with shelving, access loft access with built in ladder, door to

Bedroom 1

Carpet, radiator, window to the rear, range of freestanding and fitted wardrobes.

Bedroom 2

Carpet, radiator, internal window to the conservatory, window to the front overlooking the garden, built in double wardrobe.

Bedroom 3

Carpet, radiator, window to the side, range of useful fitted bedroom/office furniture, built in double wardrobe with over head storage.

Bathroom

Suite comprising bath with hand grips and tiled wall surround, separate shower cubicle with glazed door, double radiator, 2 heated towel rails, side window, extractor fans, pedestal wash hand basin with display shelf and mirror above, bidet, low flush WC, carpet, partially tiled wall surround, range of eye-level store cupboards with central mirror and lighting above.

Outside

To the front of the property there is a good size lawned garden bordered by flowers and shrubs, enclosed by hedging and walling with a drive to the side providing ample off-road parking, and leading up the side of the property to the Garage with up-and-over door, light, power, ample storage space, side window and internal door to the property.

To the immediate rear of the property there is a paved patio area providing a perfect entertaining space. This leads onto one of the main features of the property, which is the extensive rear garden, well established and mainly laid to lawn interspersed with a variety of flowers and shrubs. There are mature trees and the garden is enclosed by hedging and fencing to maintain privacy.

Further along the garden there are more paved patio areas and 2 useful timber garden sheds.

Services

Mains electricity and water are connected. Oil fired central heating. Private drainage system.

Outgoings

Council tax band 'E' payable 2024/25 £2806.76 Metered water supply.

Agents Note

Please note the fridge in kitchen is not working and will need to be replaced.

Directions

Proceed west out of Hereford on the A438 towards Brecon. After passing through Bridge Sollars turn right at the crossroads, signposted Bishopstone and Mansell Lacy. Proceed up the hill taking the 1st right signposted Bishopstone, and after 600 yards The Lindens is on the left-hand side.

Viewing

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

Money laundering regulations

Prospective purchasers are required to provide address verification, identification and proof of funds at the time making an offer.



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