

R.G. & R.B. WILLIAMS

CHARTERED SURVEYORS

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WINDSOR HOUSE
ST MARY'S STREET
ROSS-ON-WYE
HEREFORDSHIRE HR9 5HT

TEL: (01989) 567233

SOUTH HEREFORDSHIRE

Ross on Wye 8 miles. Monmouth 9 miles. M50 Motorway 9 miles.

**A DETACHED BUNGALOW RESIDENCE
IN NEED OF COMPLETE RENOVATION**



**THE BUNGALOW
BROAD OAK
HEREFORD
HR2 8QU**

set in 0.33 ACRES

**FOR SALE BY PUBLIC AUCTION
(unless sold prior)**

at

THE ROYAL HOTEL, ROSS-ON-WYE, HR9 5HZ

**on WEDNESDAY 13TH DECEMBER
at 6.30 pm**

AMC
AGENT

NOTICE: R.G. & R.B. Williams for themselves and for the vendor(s) of this property whose Agents they are, give prior notice that 1. These particulars do not constitute any part of any offer or a contract 2. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars as neither R.G. & R.B. Williams nor anyone employed by them has authority to make or give any representation in relation to this property 3. No liability is accepted for any travelling or other expenses incurred by applicants viewing properties that may have been let, sold or withdrawn.



RICS

GENERAL REMARKS AND STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property is situated in the centre of the village of Broad Oak in South Herefordshire. It has direct roadside frontage to the B4521.

The Bungalow is conveniently situated to both the market towns of Ross-on-Wye (8 miles) and Monmouth (9 mile) both of which provide an excellent range of shopping, recreational and educational amenities.

More extensive facilities are available in the Cathedral City of Hereford (12 miles).

The property lies within 9 miles of Junction 4 of the M50 Motorway which ensures excellent road communications throughout the United Kingdom.

DIRECTIONS

From Ross-on-Wye take the A49 road for about 4 miles and then turn left onto the B4521 old Abergavenny road. Proceed along this road for about 4 miles and the bungalow will be found on the right hand side of the road opposite the garage in the village of Broad Oak.

POST CODE

HR2 8QU.

TENURE

The property is presumed to be freehold and offered with vacant possession upon completion which is fixed for 9th January 2024.

SERVICES

Mains **Electricity** and **Water** are connected to the property.

Private **Drainage** system.

Oil fired **Central Heating** system.

COUNCIL TAX BANDING

Band C.

EPC

The property is currently rated in Band E.

LOCAL AUTHORITY

Herefordshire Council, Tel: 01432 260000.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VENDORS SOLICITORS

Harrison Clark Rickerbys, 29 Broad Street, Hereford, HR4 9AR.
Tel: 01432 349670

VIEWING

Viewing is strictly by appointment with the Sole Agents –
RG and RB Williams, Tel: 01989 567233.

PARTICULARS OF SALE

**THE BUNGALOW
BROAD OAK
HEREFORD
HR2 8QU**



THE BUNGALOW

The Bungalow residence has direct roadside frontage to the B4521 road. It is principally constructed of stone elevations under a slated roof with felt flat roof extension. The property is in a poor state of internal repair and in need of complete renovation.

The accommodation comprises:

Sitting Room: (approx. 13'10" x 11'9") with fireplace and panelled radiator.

Dining Room: (approx. 14'0" x 7'10") with panelled radiator.

Kitchen: (approx. 14'0" x 7'10").

Bedroom No. 1: (approx. 13'10" x 11'0") with panelled radiator.

Bedroom No. 2: (approx. 13'13" x 11'4").

Bathroom: with panelled bath; wash hand basin; panelled radiator.

Separate W.C.

OUTSIDE

The property is contained within large unmanaged Garden Grounds extending to about 0.33 Acre.

The gardens include a number of redundant storage buildings.

