



Much Birch Hereford Herefordshire HR2 8HX
£350,000 Freehold

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ESTATE ■ AGENTS



An extremely private and well situated three bedroom detached bungalow. Standing in gardens of approximately 0.5 acre with scope for further development. Viewing comes highly recommended.

- * Sitting/Dining Room
- * Kitchen
- * Three Double Bedrooms
- * Bathroom
- * Cloakroom
- * Utility Room
- * Double Garage
- * Large Gardens of Approximately 0.5 Acre. Double Glazing
- * Electric Heating
- * Solar Assisted Hot Water
- * EPC Rating: D

The property is conveniently located along the A49 within the village of Much Birch, which lies approximately 7 miles south of Hereford. Within the village there is an excellent doctors' surgery, church, village hall, public house and primary school. The market town of Ross-on-Wye lies to the south where there is a regular bus service running between there and Hereford. There are also excellent road links to the centres of Hereford, Gloucester and Cheltenham and good access to the Midlands via the M50/M5 and South Wales and Bristol via the A40/M4.

The property is entered via:

Hardwood double glazed front entrance door which provides access to:

Entrance Porch:

With quarry tiled flooring, hanging space for coats. Hardwood door with glazed display panels leading to:

Reception Hall:

A light and spacious area having coats cupboard and airing cupboard. With access to generous sized loft space which has potential for further development if required, subject to the necessary planning consent. Matching doors to:

L Shaped Sitting/Dining Room: 25'3" x 15'2" (7.7m x 4.62m).

A fantastic living area with uPVC double glazed windows to rear, side aspect with lovely outlook over the gardens. Patio doors providing access to private patio area. Serving hatch to kitchen. Obscured glazed feature wall through to entrance hall. Fitted decorative stone fireplace with display niches. Fitted electric radiator. Power points, lighting, coving to ceiling, TV point.

Kitchen: 14'1" x 8'5" (4.29m x 2.57m).

Being well equipped with a range of base and wall mounted units with free standing electric cooker, plumbing for automatic washing machine and dishwasher. Ceramic one and a half bowl drainer sink unit, tiled splashbacks throughout. uPVC double glazed window to front aspect. Power points, lighting. Extractor fan. Space for table. Serving hatch through to the dining area. Door to fitted larder cupboard with shelving. Obscured glazed wood panelled door to:





Rear Lobby:

Having to doors to front and rear aspects. Door to double garage. Access via sliding door to:

Utility Room: 9'8" x 4'1" (2.95m x 1.24m).

Having double glazed window to rear aspect. Fitted range of storage cupboards with stainless steel single bowl drainer sink unit and under cabinet plumbing for automatic washing machine. Further door to rear gardens.

From the reception hall a door gives access to:

Cloakroom:

With obscured double glazed window to front aspect. White suite comprising low level WC, pedestal wash hand basin with tiled splashbacks.

Bedroom 1: 11'8" x 10'4" (3.56m x 3.15m).

A light and spacious double room with uPVC double glazed windows to both side and rear aspects. Fitted electric radiator. Pedestal wash hand basin with tiled splashbacks. Light with shaver point and fitted mirror. Built in recessed wardrobe with hanging rail and storage.

Bedroom 2: 14'1" x 11'5" (4.29m x 3.48m).

With uPVC double glazed windows to both front and side aspects. A lovely sized double room with recessed fitted wardrobe with hanging rail and storage. Fitted wash hand basin with tiled splashbacks, light with shaver point. Wall mounted electric radiator.

Bedroom 3: 12'2" x 11'5" (3.71m x 3.48m).

Currently used as a study. Having large uPVC double glazed window to rear aspect with attractive outlook over the gardens. Fitted electric radiator, power points. Fitted wardrobe with hanging rails and storage.

Bathroom:

Having obscured double glazed window to front aspect. Being well equipped with modern white suite comprising low level WC, pedestal wash hand basin with fitted vanity unit. Light with shaver point and fitted mirror. Walk in enclosed shower cubicle with electric power shower. White tiled splashbacks throughout. Fitted night storage heater.



Outside:

The property is approached via electric twin gated front entrance which leads to parking area and hard standing for several vehicle and on wards to:

Attached Double Garage: 17'2" x 16'2" (5.23m x 4.93m)

With window to rear aspect, power points and lighting. Twin steel up and over doors, one of which has electric opening. Door provides access to side lobby.

The gardens are of a generous size, approaching 0.5 acre. With large, level flat fore gardens interspersed with many specimen trees and shrubs. Also having a potential second entrance in this front garden if required. A driveway with pathway leading to further lawns edged in aromatic lavenders. Gated side entrance providing access to the rear gardens which are again, of generous size and low maintenance with mature trees and shrubs with enclosed duck run and chicken runs. Private raised patio with seating area with attractive outlook over the gardens with door leading into rear lobby or into the dining area via patio doors. The gardens are well enclosed via a mixture of hedgerows, stock proof fencing and modern panelled fencing. Good sized garden shed which provides storage area for ride on mower. External power and water points throughout the garden.

Directions:

From Ross-on-Wye take the A49 north towards Hereford, after approximately 6 miles and upon reaching the village of Much Birch, proceed past the Axe and Clever public house on the left hand side and continue up the hill for approximately 500 yards. Turn right into Hollybush Lane. Continue for approximately 500 yards where the driveway can be found second on the right hand side. Turn into the driveway and the gates for the property can be found on the right hand side.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, all items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using The Mobile Agent.

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