



SAMUEL WOOD



4 Canon Rise

Bishopstone, Hereford, HR4 7HY

This 3 Double Bedroom Detached Bungalow is located in the lovely rural village of Bishopstone lying approximately 6 miles west of the cathedral city of Hereford. Outside the property has good sized gardens to both front and rear, excellent driveway parking and a large Detached Garage. Accommodation which benefits from oil fired heating and upvc double glazing briefly includes: Spacious Reception Hall, Living Room, Dining Room, Kitchen, 3 Double Bedrooms all with fitted wardrobes and Bathroom. No onward chain. EPC Rating - E

Guide Price: **£325,000**

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Bishopstone is a lovely rural village located approximately 6 miles west of the cathedral city of Hereford. The village has a beautiful church, approximately 2 miles distance is the larger village of Credenhill which has an excellent range of local amenities whilst a full range of facilities and a mainline railway station can be found in the cathedral city of Hereford.

Sliding double doors open into

Reception Porch with quarry tiled floor, double glazed door with matching side window opens into

Spacious Reception Hallway with feature parquet flooring, coving, double doors into large cloak cupboard with hanging rail and shelves and further eye level cupboards, door then into broom cupboard with hooks and shelves and a third cupboard which houses the Worcester oil fired boiler which heats domestic hot water and radiators and a selection of shelving. The hallway also has access to roof space



Living Room with parquet flooring, large windows to both front and side elevations, the front window having a lovely rooftop view to surrounding countryside. Parquet flooring, coving and a feature fire surround with electric fire fitted. Door to

Dining Room with parquet flooring, coving and sliding double glazed doors onto the good sized rear garden

Kitchen with window to rear garden, tiled floor, range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is an electric hob with extractor positioned above, electric oven below, stainless steel sink unit, integrated dishwasher, washing machine and fridge



Bedroom 1 with windows to both front and side elevations with this lovely roof top view to the frontage, double opening doors into large wardrobe cupboard with hanging rail and extensive shelving and further high level cupboards



Bedroom 2 with 2 windows, 1 to rear and 1 to side, double doors into wardrobe cupboard with hanging rail and extensive shelving, high level cupboards



Bedroom 3 with window to frontage taking in the nice aspect, shelved unit and double doors into wardrobe cupboard with hanging rail and further high level cupboards



Bathroom with window to rear elevation, tiled floor, extensively tiled walls, suite in white of wc, wash hand basin with vanity cupboard and panelled bath with shower screen and Mira shower over



Outside: The property sits in a small cul de sac of similar bungalows and is accessed onto a concrete driveway which provides parking for several vehicles. At the top of the driveway there is a Detached Garage with up and over door to frontage, window to side, personal door to garden and measures internally 5.40m x 3.0m. Forming part of the garage and with doors into the rear garden there is an outside wc and a cupboard housing the oil tank. The gardens with the property are a nice size and mature. The front garden has a selection of borders with shrubs and plants aiding privacy. There is a front lawn and pathway leading to the front door. Gated access leads to the rear garden which is enclosed by high board fencing to both side and rear elevations aiding privacy. The garden in the main is level, laid to lawn with well-established borders, paved seating area and greenhouse.



Services: Mains electricity, mains water, mains drainage, telephone to BT regulations. Oil fired heating to radiators, windows are upvc double glazed.

Directions: As you approach Credenhill from the Hereford direction go past the SAS camp on your left hand side and follow the road taking the turning on your left into the centre of the village signposted Bishopstone. Follow this road out through the village of Credenhill and proceed to a T-junction where you turn right towards Bishopstone. Follow this road through Kenchester and as you approach Bishopstone and see the sign for the village take the turning immediately on the right signed for Bishan Lane and then first left into the cul de sac where the property can be found as indicated by the agents for sale sign.

Tenure: The property is freehold

Local Authority: Herefordshire Council

To view this property: Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

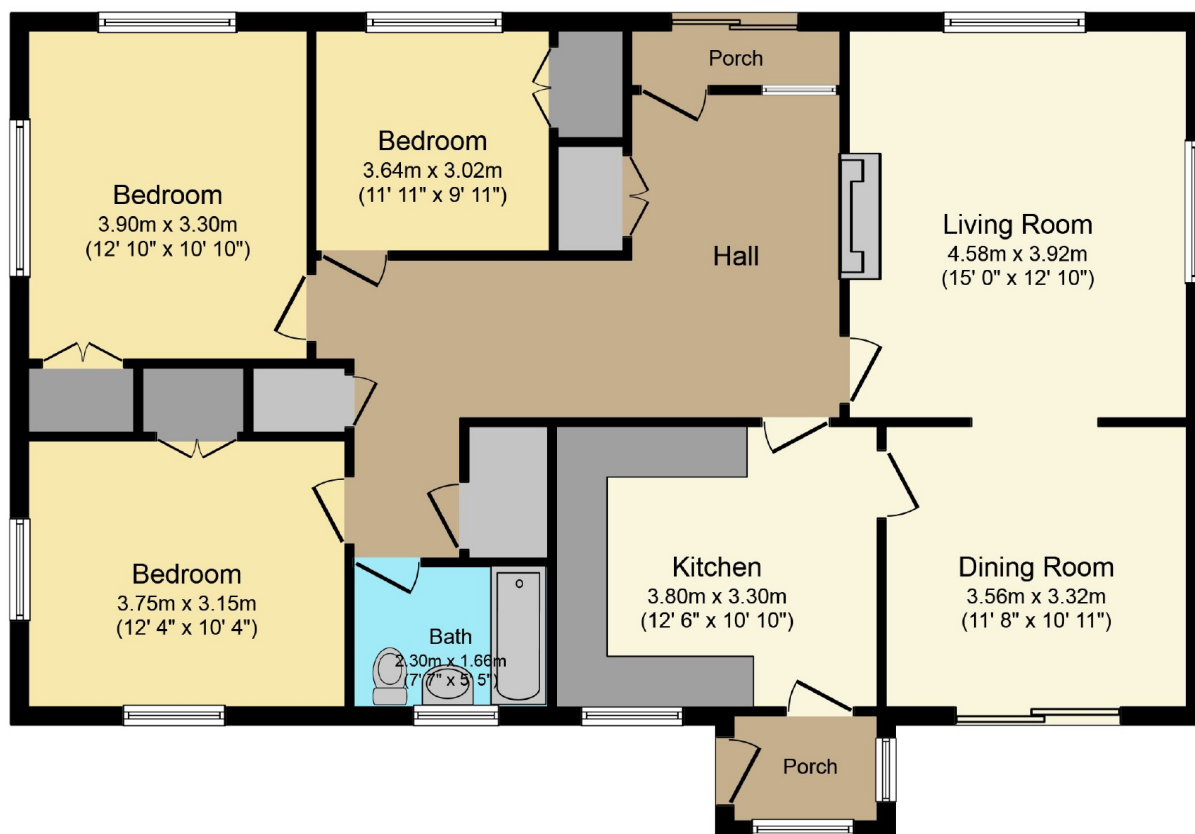
For out of office enquires please phone Andrew Cadwallader on 07974 015764



SAMUEL WOOD

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Total floor area 112.0 sq. m. (1,206 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.