

FOR
SALE



Shamolee Old School Lane, Staunton-On-Wye, Hereford HR4 7NF

£385,000 - Freehold

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

PROPERTY SUMMARY

Superb detached bungalow in popular village location with 3 bedrooms, conservatory, recently renovated with large gardens - over 1/4 acre.

POINTS OF INTEREST

- *Superb detached bungalow*
- *Popular village location*
- *Recently renovated*
- *3 Bedrooms*
- *Conservatory*
- *Large gardens, excellent parking*



ROOM DESCRIPTIONS

Large Entrance Porch

Tiled floor, radiator, oil fired central heating boiler, window to front garden, central heating programmer and door to the

Kitchen

Recently fitted with a range of contemporary style gloss effect units with worksurfaces, tiled splashbacks, sink unit, plumbing for washing machine, built-in electric oven, 4-ring electric hob and extractor hood, radiator, window to front.

Downstairs Cloakroom

With WC, wash hand-basin, extractor fan, shaver light and point, part tiled walls and window.

An archway leads from the Kitchen to the

Open Plan Lounge/Dining Room

An open fire with hardwood stone inset, hardwood surround and slate hearth, 2 radiators, windows to front and side and patio doors to rear and door into the

Rear Hall

Radiator and door to the

Conservatory

With atrium style roof, radiator, tiled floor, door to the garden.

Inner Hall

Radiator, hatch to roof space, airing cupboard and storeroom with window.

Bedroom 1

Radiator, window to rear.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Radiator, window to front.

Shower Room

Tiled walls and a large shower cubicle with mains fitment, wash hand-basin, WC, bidet, radiator with towel rail, tiled floor, wall mounted electric heater.

Outside

There is a large raised front garden which is laid to lawn with shrub borders and an oil storage tank. Access via double gates leading to a driveway, providing excellent parking and the adjoining GARAGE with light, power and window and rear door. There is access to either side of the property to the very large rear garden which is enclosed by hedging and fencing and is mainly lawned with ornamental pond. There is box hedging with rose bushes and an extensive range of shrubs. Former vegetable garden and trellis feature with clematis. 2 garden sheds and summer house. There is also side access to a public footpath.

Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Oil-fired central heating.

Outgoings

Council tax band 'E' - payable 2023/24 £2645.49 Water and drainage - rates are payable.

Directions

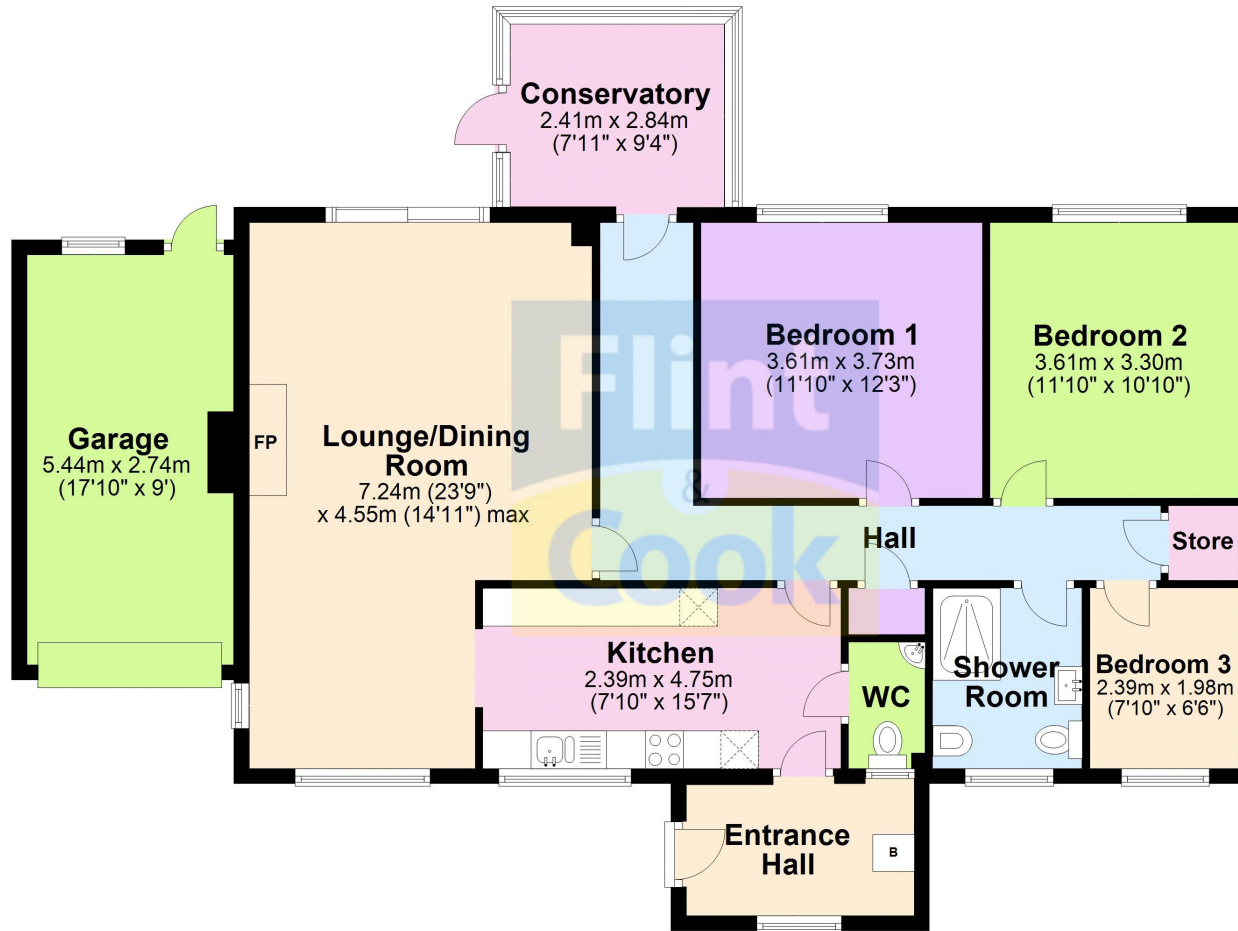
From Hereford proceed towards Brecon on the A438 and continue past Oakchurch Farm shop and after 0.7 of a mile turn right as signposted Staunton-on-Wye and the property is located on the left-hand side after approximately 200 yards.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Ground Floor

Approx. 123.1 sq. metres (1325.3 sq. feet)



Total area: approx. 123.1 sq. metres (1325.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		