

FOR
SALE



10 Fairfield Green, Fownhope, Hereford HR1 4NL

£359,950 - Freehold

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PROPERTY SUMMARY

Individual detached bungalow in a lovely village location, 3 bedrooms, about 1500 sq ft, small garden, garage. Ideal for retirement. Over 60's only. The property has recently been redecorated and fitted with new carpet and bathroom vinyl.

POINTS OF INTEREST

- *Individual detached bungalow*
- *Sought-after village location*
- *3 bedrooms*
- *Gas central heating, double-glazing*
- *Manageable garden, garage*
- *Over 60's*
- *Ideal for retirement*
- *Viewing advised*



ROOM DESCRIPTIONS

Description

Occupying a peaceful position in this highly sought-after village location, an impressive 3-bedroom detached bungalow forming part of an exclusive retirement development. The property offers spacious accommodation with 2 reception rooms, large kitchen-diner, 3 good-size bedrooms, and has the benefit of gas central heating, double-glazing and a manageable garden.

Hereford city centre and the market town of Ross-on-Wye are within easy driving distance, and the thriving village of Fownhope itself offers a range of amenities including shop/post office, church, butchers, doctors surgery, village hall, 2 public houses, an exclusive health and leisure club, and daily bus services. We recommend an internal inspection of this property which in more detail comprises:-

Accommodation

Wooden door to the

Porch area

Tiled flooring, coat-hooks and wooden door with single opaque glass to the

Large entrance hall

Wooden flooring, radiator, room thermostat, doors to the

Living room

Carpet, 2 radiators, sliding doors to the front patio area, gas fireplace.

Inner hallway

The wooden floor continues throughout, smoke alarm, loft hatch, storage cupboard with shelving, airing cupboard housing the gas central heating boiler, doors to

Bedroom 1

Carpet, radiator, window overlooking the rear garden, built-in wardrobes.

Bedroom 2

Carpet, radiator, window overlooking the rear garden, fitted wardrobes.

Bedroom 3

Carpet, radiator, built-in wardrobes, French doors opening onto the rear garden.

Bathroom

Carpet, 2 windows to rear, low level WC, wash hand basin, bath, separate shower and radiator.

Kitchen/diner

Wooden laminate flooring, radiator, matching wall and base units with worksurfaces, integrated dishwasher, washing machine, fridge, 4-ring electric hob, oven and integrated microwave, stainless steel sink unit, window to front, opening up into the

WC

Radiator, window to side, low level WC, wash hand basin and fusebox.

Outside

A door opens onto the side of the property where there is a storage shed and meter box.

Rear garden

The rear garden is mostly laid to lawn with a small patio area, an array of plants and shrubbery, and a pathway leading to the Garage with light and providing parking in front.

Agents note

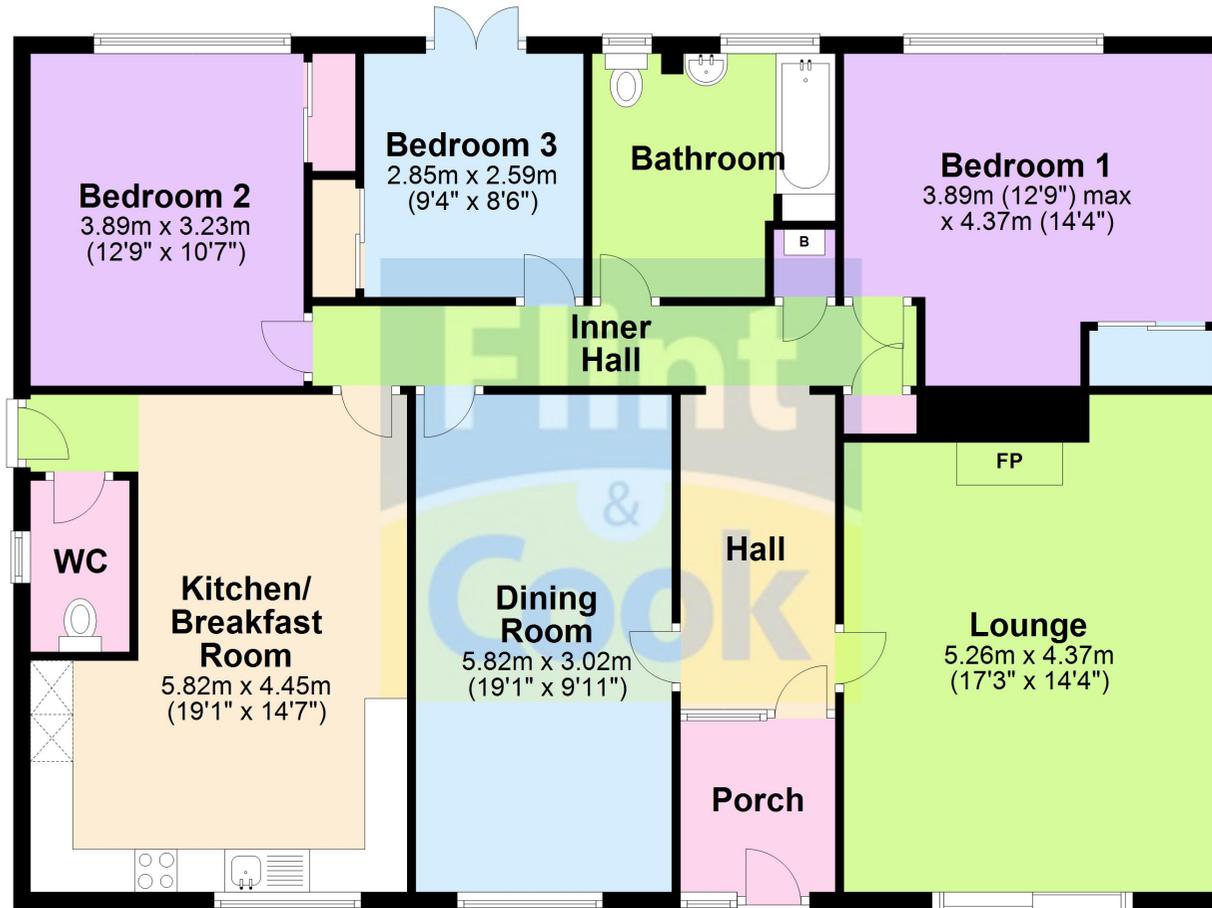
The purchasers must be approaching 60 years or over.

Service Charge

service charge of £140.20 is payable per month (subject to confirmation)

Ground Floor

Approx. 135.6 sq. metres (1459.1 sq. feet)



Total area: approx. 135.6 sq. metres (1459.1 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		82
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			