

FOR
SALE



3a Bakers Furlong, Burghill, Hereford HR4 7SB

£325,000 - Freehold

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PROPERTY SUMMARY

An impressive 2-bedroom detached chalet bungalow situated in a peaceful cul-de-sac position in a highly sought-after village location offering ideal retirement accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, newly fitted kitchen and bathroom, downstairs wet room, detached garage and driveway and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Detached chalet bungalow*
- *2 Bedrooms*
- *Gas central heating, all mains services*
- *Good size gardens*
- *Driveway parking & garage*
- *Highly sought-after village location*
- *Newly fitted kitchen & bathroom*
- *Ideal for retirement*
- *Must be viewed - No onward chain.*



ROOM DESCRIPTIONS

Recessed Porch

External light and partially glazed panelled door through to the

Reception Hall

Newly fitted carpet, recessed spotlighting and door to the

Downstairs Wet Room

Partially tiled shower area with rail and curtain, pedestal wash hand-basin with tiled splashback, mirror fronted medicine cabinet and towel rail above, low flush WC, window, centre light, extractor fan and radiator.

Bedroom 2

Newly fitted carpet, radiator, window to the front aspect with blind, recessed spotlighting.

Living Room

Newly fitted carpet, 2 large radiators, recessed spotlighting, coved ceiling, feature fire surround with hearth and display mantel over, stairs to the first floor, 2 large windows to the side, central heating thermostat and door to the

Newly fitted Kitchen

A stylish room comprising 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, window overlooking the rear garden, recessed spotlighting, radiator, feature flooring, built-in double oven and 4-ring induction hob with extractor hood over, space and plumbing for washing machine or dishwasher and partially glazed door to the

Rear Hallway

Quarry tiled flooring, glazed side window, partially glazed door to the rear garden, powerpoint, space for fridge/freezer.

First floor Landing

Newly fitted carpet, recessed spotlighting, built-in boiler/airing cupboard with shelving and also housing the Worcester gas central heating boiler.

Bedroom 1

Newly fitted carpet, double radiator, access hatch to loft storage space, large eaves store cupboards and recessed spotlighting and large window to the rear.

Bathroom

Newly fitted suite comprising panelled bath with handheld shower attachment over, low flush WC, antique-style wash hand-basin with large cupboard and drawers below, tiled splashback, double radiator, large window, feature flooring, recessed spotlighting and partially tiled wall surround.

Outside

To the front, side and rear there is a good sized lawned garden with well established trees and all enclosed by fencing and hedging to maintain privacy. A driveway providing off-road parking leads down the side of the property to the DETACHED GARAGE with up-and-over door, power and light points, ample storage space, glazed window and personal door to the side. At the rear of the garage there is a useful timber garden store and further garden store shed.

Directions

What3words - [champions.foot.accent](#)

Services

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

Outgoings

Council tax band C - payable 2023/24 £1933.00

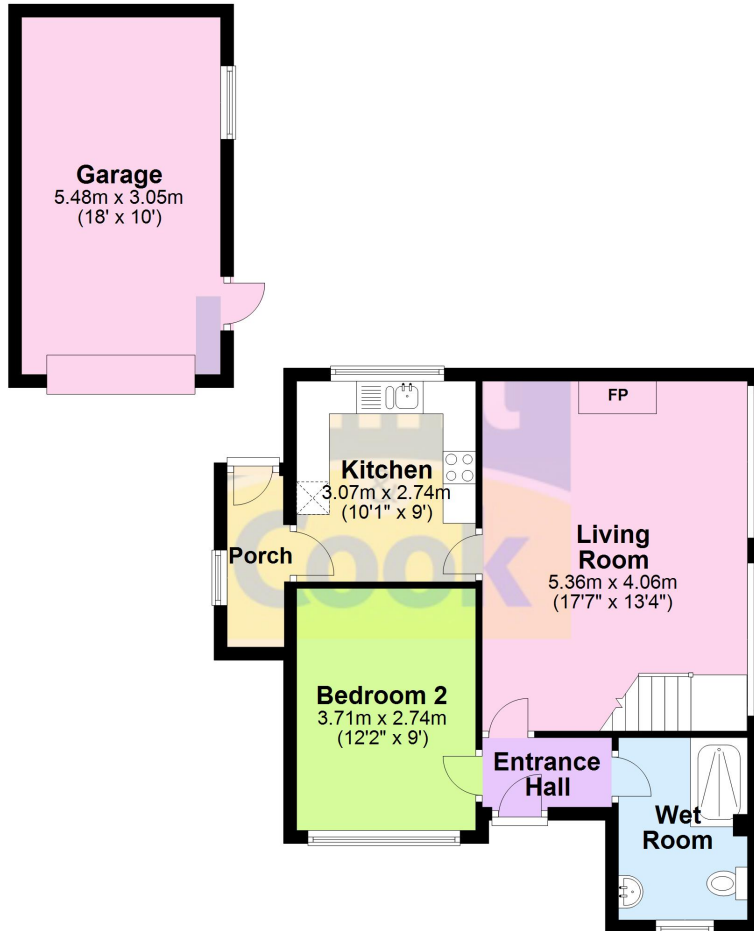
Water and drainage - metered supply.

Money laundering regulations

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

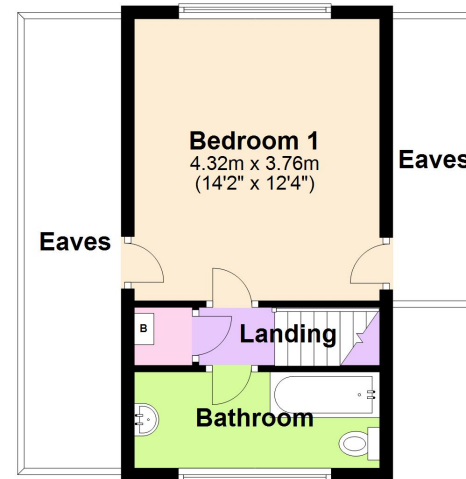
Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



First Floor

Approx. 25.9 sq. metres (278.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.9 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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		