

FOR
SALE



42 Scotch Firs, Fownhope, Hereford HR1 4NP

£196,000 - Freehold

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

PROPERTY SUMMARY

This excellent end terraced bungalow is conveniently located in the heart of the highly favoured village of Fownhope which lies between the Cathedral City of Hereford (7 miles) and the market town of Ross-on-Wye (9 miles). Within the village there is a shop/post office, a doctors surgery, 2 public houses, an exclusive leisure complex (Wye Leisure), a butchers shop, bus service, sports playing field, church, primary school and the property is also in the catchment area for Bishop's secondary school. The bungalow has, in recent years, been modernised with re-fitted kitchen and bathroom, gas central heating, double glazing and is ideal for retirement or for first time buyers with off-road parking, manageable garden and a garage.

POINTS OF INTEREST

- *End terraced bungalow*
- *Sought-after village location*
- *2 Bedrooms*
- *Close to local amenities*
- *Gas central heating & double glazing*
- *Small garden*
- *Garage*
- *Off road parking*



ROOM DESCRIPTIONS

Entrance Hall

Radiator, central heating thermostat, cloaks cupboard, walk-in storage cupboard with electric fusebox.

Lounge

Laminate flooring and 2 windows.

Kitchen

Fitted with base and wall mounted units, worksurfaces, tiled splashbacks, 1½ bowl sink unit, plumbing for washing machine, built-in electric oven, 4-ring hob, extractor hood, gas fired central heating boiler, window.

Bedroom 1

Laminate flooring, radiator and double doors to the rear garden.

Bedroom 2

Fitted wardrobe, radiator and window to rear.

Shower Room

Suite comprising shower cubicle with mains fitment, wash hand-basin, WC, radiator, roof window and extractor fan.

Outside

To the front of the property there is a tarmacadam drive and gates leading to a paved and gravelled area. Outside water tap. There is side access via a gate and pathway to the enclosed rear garden which is designed for easy of maintenance with paved and gravelled areas, a raised bed and sundeck and there is also a rear pedestrian access to the GARAGE.

Services

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

Outgoings

Council tax band B - payable 2023/24 £1728.63
Water and drainage - rates are payable.

Viewing

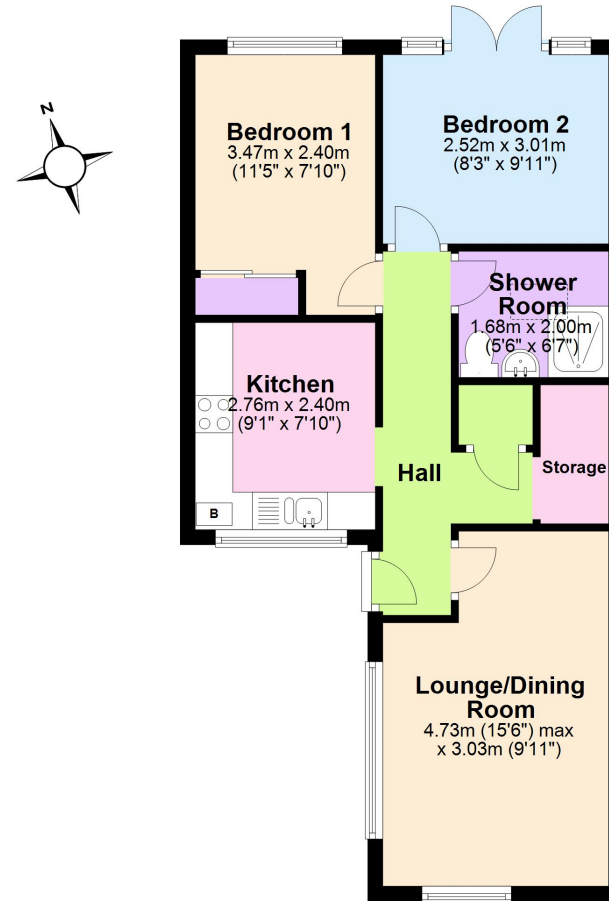
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - maddening.hosts.punks

Floor Plan

Approx. 49.2 sq. metres (530.1 sq. feet)



Total area: approx. 49.2 sq. metres (530.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

42 Scotch Firs, Fownhope, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		