

FOR
SALE



Jos Woolhope Road, Fownhope, Hereford HR1 4PA

£260,000 - Freehold

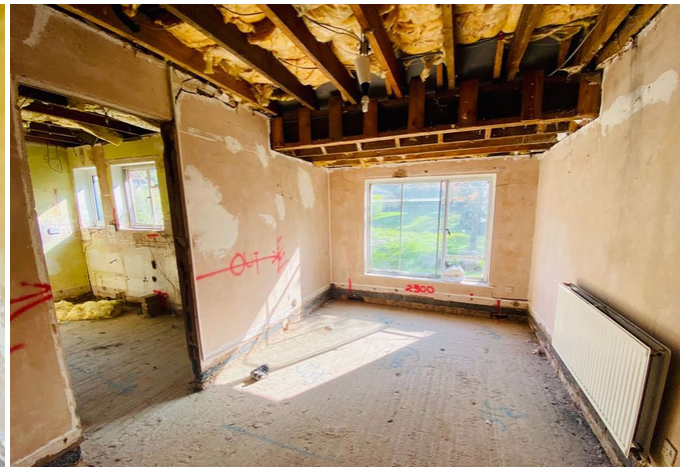
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Detached dormer bungalow, sought-after village location with 4 bedrooms, very large gardens, total renovation project or potential to be demolished for a new property (subject to Planning Permission) all mains services.

POINTS OF INTEREST

- *Detached dormer bungalow*
- *Sought-after village location*
- *4 Bedrooms*
- *Very large gardens*
- *Re-development project*
- *Excellent opportunity*



ROOM DESCRIPTIONS

Information

A detached dormer bungalow in a prime location within 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) and the M50 motorway link (jct. 3).

Fownhope is a thriving village within which there is a shop/post office, a butchers shop, doctors surgery, 2 public houses, an exclusive health & leisure club (Wye Leisure), a village hall, sports playing field, primary school and the property is also in the catchment area for Bishop's secondary school.

Constructed in the 1960's, the property has suffered from structural defect and has been subject to an insurance claim and certain remedial works have been undertaken but further remedial works and renovations are now required to create a substantial family home. The property could potentially be demolished, and a new property built, subject to Planning Permission.

There is a double garage, excellent parking and extremely large gardens with stream.

The whole is more particularly described as follows:-

Entrance Porch

With door to the

Entrance Hall (staircase removed)

Sitting Room

With fireplace, window to front, side access to

Dining Room

Window to rear, access to the

Kitchen

Windows and door to the rear.

Bedroom 4

Window rear.

Bedroom 3

Window to front.

Bathroom

First Floor

Landing

Bedroom 1

Window to front.

Bedroom 2

Window to front.

WC

Outside

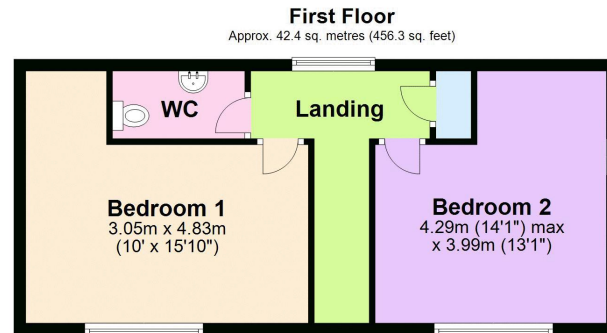
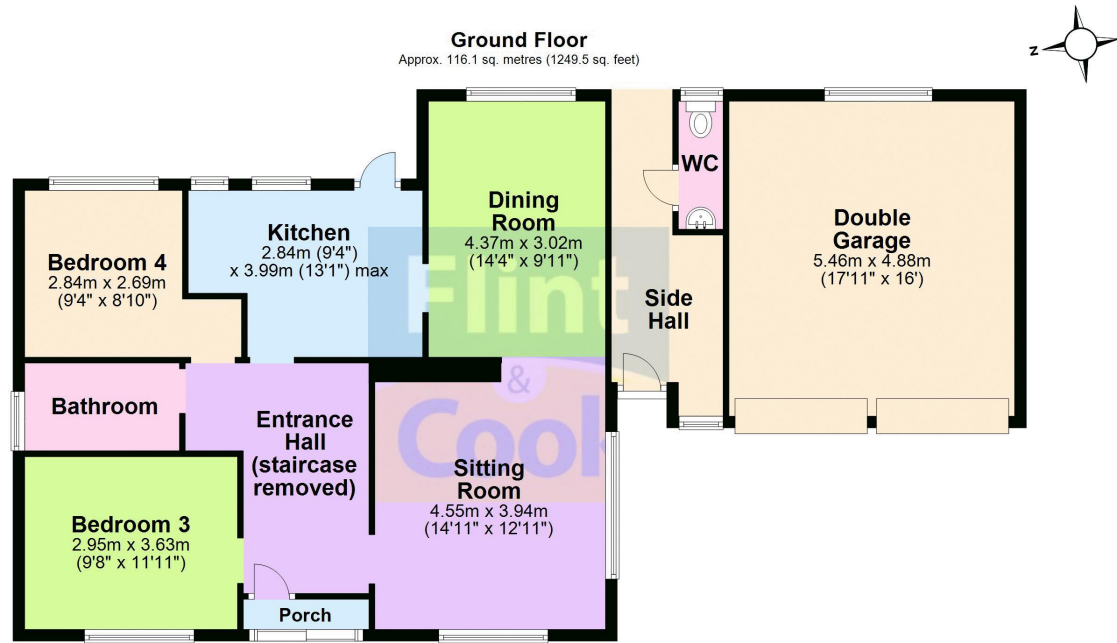
To the front of the property is a lawned garden with stone retaining wall and there is a brick paved driveway with further lawn and beech hedging to side and the DOUBLE GARAGE with twin up-and-over doors, light and power and the gas fired central heating boiler and between the garage and the house is a Utility Area with water tap and Cloakroom with WC, wash hand-basin, electric towel radiator. There is an extremely large rear garden which is mainly lawned, bisected by a stream and enclosed by hedging with numerous ornamental and fruit trees.

Agent Notes

1. The property is not mortgageable and therefore only cash buyers are able to view and you may be asked to provide proof of funds before viewing.
2. There is no access to the first floor.
3. Cash Buyers only.
4. Applicants enter the property at their own risk.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating (not connected).



Total area: approx. 158.5 sq. metres (1705.8 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		100
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			