

FOR
SALE



The Orchard, Moorhampton, Hereford HR4 7BD

£450,000 - Freehold

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

PROPERTY SUMMARY

Situated in this rural location, a detached bungalow offering spacious accommodation with beautifully presented wrap-around gardens and fine countryside views. The property has the added benefit of 3 double bedrooms (1 en-suite), air-source heating and solar panels, driveway parking, garage and we highly recommend an internal inspection. The property is within easy driving distance of Hereford and Leominster and there are several villages that offer shops, doctors surgery and restaurants.

POINTS OF INTEREST

- *Detached bungalow*
- *Rural location*
- *3 Bedrooms*
- *Air-source heating/solar panels*
- *Garage & driveway parking*
- *Beautiful countryside views*
- *Must be viewed!*
- *Ideal family accommodation*



ROOM DESCRIPTIONS

Porch Area

Tiled floor and uPVC front door into the

Entrance Hallway

Wooden flooring, 2 radiators, heating thermostat, smoke alarm, cupboard housing the hot water cylinder, useful storage cupboard and doors to the

Kitchen/Dining Room

Modern fitted kitchen with high gloss units and ample worksurfaces, 4-ring induction hob with extractor over, 1½ bowl sink and drainer unit, integrated double oven/microwave, integrated fridge, recessed spotlighting, double glazed window to the rear, loft hatch, click vinyl flooring, radiator, double glazed window to the side and double glazed window to the front aspect with fine countryside views and door into the

Side Entrance Porch/Utility

Tiled floor, wooden worksurface space, under-counter space for washing machine and freezer, 2 ceiling lights, double glazed door and 2 windows to the front and rear aspects, coat storage and door into the GARAGE with triple width wooden door, concrete floor, light and power, access door to the front, and space for additional appliances such as a tumble dryer and larger upright fridge/freezer etc.

Bedroom 1

Wooden flooring, radiator, double glazed window overlooking the rear garden and pocket door into the EN-SUITE with double width cubicle with mains fitment shower over and tiled surround, low flush WC, vanity wash hand-basin with tiled splashback, tiled floor, recessed spotlighting.

Bedroom 2

Wooden flooring, radiator, double glazed window to the front aspect and 2 double built-in wardrobes with sliding doors.

Bedroom 3

Vinyl flooring, radiator, double glazed window to the rear and double glazed window to the side.

Living Room

With 2 radiators, feature woodburning stove, fitted carpet, double glazed sliding doors into the Conservatory and large double glazed bay window to the front aspect with beautiful countryside views.

Conservatory

Tiled floor, double glazed windows, French doors leading out onto the patio terrace and underfloor heating - TBC.

Outside

To the front of the property there is a concrete driveway with parking for 2 vehicles leading to the garage and concrete steps leading up to the front garden. The garden is superbly maintained with an array of plants and shrubs and a large area of lawn which is enclosed by hedging and fencing for privacy. There is a small paved terrace area providing the perfect spot to enjoy the morning sun and a concrete pathway leading to the steps to the front entrance door. There is then a paved pathway leading round to the raised terraced area with glass balustrade - perfect for entertaining and for that late afternoon/evening sunset. There is a large outside wooden storage shed, greenhouse, 4 raised vegetable beds, useful outside tap, air-source heat pump and paved pathway leading to the outside dog kennel and a gate leading to the remainder of the front lawn which is laid to lawn, enclosed by hedging and with a range of plants and shrubs.

Services

Mains water, electricity are connected. Private drainage. Telephone (subject to transfer regulations). Air-source heating. Solar panels.

Outgoings

Council tax band D - payable 2023/24 £2168.92

Water rates are payable.

Money laundering regulations

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

Viewing

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

Directions

What3words - prefix.seashell.corrects

Floor Plan

Approx. 129.7 sq. metres (1396.5 sq. feet)



Total area: approx. 129.7 sq. metres (1396.5 sq. feet)

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

The Orchard, Moorhampton, 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			100
(92+)	A		
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			