



13 SCOTCH FIRS

FOWNHOPE, HEREFORD HR1 4NW

Asking Price £225,000
FREEHOLD

3 bedroom detached bungalow in popular village location close to local amenities, requiring modernisation throughout, garden, garage and parking. No onward chain.



13 SCOTCH FIRS

- Detached bungalow • Three bedrooms • Sought after village location • Requires modernisation throughout • No onward chain • Garage & parking

Introduction

A three-bedroom detached bungalow offering fantastic potential for modernisation throughout, situated in an established residential location within the sought after village of Fownhope. The accommodation comprises an entrance hall, spacious dual-aspect lounge/dining room with feature open fireplace, kitchen, three bedrooms, bathroom and separate WC. Outside, the property benefits from a gated driveway providing off-road parking, single garage and gardens with paved patios, mature planting and a variety of fruit trees. An excellent opportunity for purchasers looking to update and personalise a detached bungalow to their own taste and requirements. Sold with no onward chain.

Ground Floor

With recessed entrance porch and UPVC double-glazed entrance door leading into the

Entrance Hall

With fitted carpet, two ceiling light points, radiator, loft hatch, useful cloaks cupboard providing ample storage space and doors leading to the

Lounge/Dining Room

A spacious and light-filled lounge/dining room with exposed wooden floorboards, dual-aspect double-glazed windows providing an abundance of natural light, three radiators, two ceiling light points and a feature open fireplace creating an attractive focal point to the room. There is ample space for both living and dining furniture, making this a versatile room ideal for everyday family living and entertaining.

Kitchen

Fitted with a range of base units with work surfaces over, stainless steel sink and drainer unit, fitted shelving, radiator

and two useful storage cupboards, one housing the hot water cylinder and the other providing pantry storage. There is a wall-mounted gas central heating boiler, double-glazed window to the side aspect and a double-glazed door providing access to the outside.

Bedroom One

A good-sized double bedroom with exposed wooden floorboards, radiator, central ceiling light point, double-glazed window to the front aspect and pedestal wash hand basin with tiled splashback.

Bedroom Two

A further double bedroom with fitted carpet, radiator, ceiling light point and double-glazed window to the side aspect.

Bedroom Three

A single bedroom, equally suitable for use as a home office or study, with fitted carpet, radiator, central ceiling light point and double-glazed window to the side aspect.

Bathroom

Fitted with a suite comprising panelled bath with part-tiled surround and pedestal wash hand basin with tiled splashback. There is a ceiling light point and double-glazed window.

Separate W/C

With low-flush WC, fitted wall light and double-glazed window.

Outside

Approach and Parking

The property is approached via wrought-iron gates opening onto a concrete driveway providing off-road parking and access to the single garage. To the side of the driveway is an attractive variety of established ornamental plants and



shrubs, with a paved pathway extending around the property and providing access to the gardens.

Single Garage

With up-and-over door to the front, light and power.

Gardens

The gardens are predominantly laid to lawn, interspersed with paved patio areas providing ideal spaces for outdoor dining, relaxation and entertaining. There is an attractive variety of established plants, shrubs and fruit trees, creating a pleasant and mature garden setting.

A paved pathway provides access around the property, connecting the various garden areas and offering excellent opportunities for those with an interest in gardening or simply looking to enjoy the outdoor space.

Directions

From Hereford proceed towards Ledbury on the A438 and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop and Mordiford into Fownhope and then, opposite the village stores, turn left into Scotch Firs - follow the road around towards the end of the cul-de-sac and the property is located at the end of the cul-de-sac as indicated by the Agent's FOR SALE board.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected.

Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

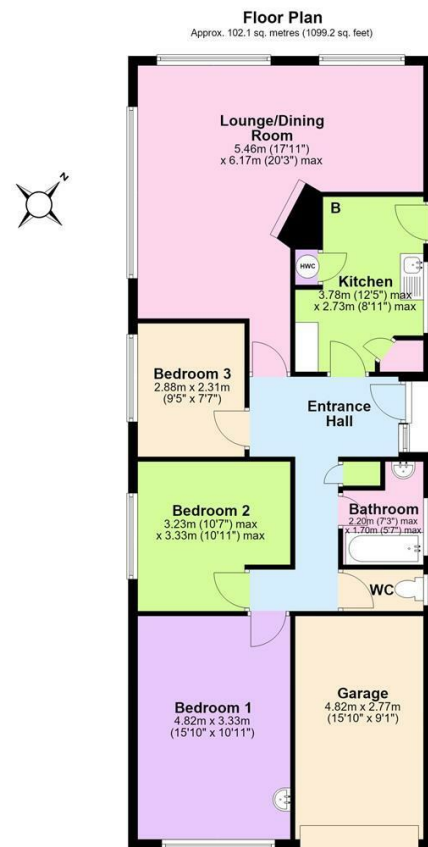
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 102.1 sq. metres (1099.2 sq. feet)

13 Scotch Firs, Fownhope, Hereford

EPC Rating: D Hereford Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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