



Bungalow

# THE FARTHINGS HIGH ORCHARD, PENCOMBE, HEREFORDSHIRE, HR7 4RS

## £320,000

### FEATURES

- 3 bedrooms
- Double glazing & central heating
- Superb detached bungalow
- Quiet village location
- Garage, parking & attractive garden
- Separate dining room





# 3 Bedroom Bungalow located in Pencombe

## Entrance Hall

With radiator, access hatch to the roof space, cupboard housing the oil fired central heating boiler.

## Lounge

Which has a coal effect gas fire (LPG) with marble style surround, radiator, 2 windows and door through to the

## Dining Room

With radiator, serving hatch through to the kitchen and patio doors to the rear.

## Kitchen

Fitted with a range wall and base units, ample work surfaces with tiled splash backs, 1 ½ bowl sink unit, space and plumbing for a washing machine and dishwasher, there is a small breakfast bar, built in refrigerator, built in electric double oven, 4 ring hob with extractor hood over, radiator and window and door to the side.

## Bedroom 1

With built in wardrobes, radiator and window to the front.

## Bedroom 2

With built in wardrobes, radiator and window to the front,

## Bedroom 3

With fitted carpet, radiator and window

## Bathroom

With a white suite comprising bath with mixer tap and shower attachment, wash hand basin, WC, separate double width tiled shower cubicle with glass screen and electric fitment, radiator, 2 windows and a storage cupboard.

## Outside

The property is approached via a concreted drive that leads to a

## Detached Garage

With metal up and over door, light and power and side access door.

The front garden is lawned with a central flower bed, borders, ornamental shrubs and hedging. Access between the garage and the property is via a path to the side where there is an enclosure housing the oil storage tank. There is a good sized garden shed with store and an attractive rear garden which has been landscaped and is enclosed by hedging and fencing for privacy. There is a paved patio, an extensive range of shrubs, a lawn, covered store, outside water tap and lights.

## Property Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

## Outgoings

Council tax band 'E' - £3,023 for 2025/2026

Water and drainage rates are payable.

## What3Words

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## Viewing Arrangements

Strictly by appointment through the Agent (01885) 488166

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

## Money Laundering

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



FLINT & COOK BROMYARD SALES | 37 HIGH STREET, BROMYARD, HEREFORDSHIRE, HR7 4AE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 are advised to recheck the measurements.

