





Bungalow Freehold

FOLLY BANK PENCOMBE, BROMYARD, HEREFORDSHIRE, HR7 4SH

£350,000

FEATURES

- Detached Bungalow in Popular Village Location
- 3 Bedrooms. Shower Room
- Attached Single Garage and Large Separate Garage/Workshop
- Scope for Remodelling and Modernisation
- Terraced Patio and Sunny Garden
- No Onward Chain. Lots of Potential!

3 1 1 D

Flint & Cook

3 Bedroom Bungalow located in Bromyard

Situated in the popular village of Pencombe, a fantastic 3 bedroom bungalow with plenty of scope for remodelling and modernisation. Sold with no onward chain, the property benefits from oil fired central heating, double glazing and outside, an attached single garage and a large detached double garage. The terraced gardens have many specimen trees and shrubs, a pond and steps down to a public streamside walkway. In the village itself there is a church and a primary school, the Market Town of Bromyard beng 4 miles away and the Cathedral city of Hereford 12 miles.

Entrance Hall

Entered through a glazed front door, with radiator, thermostat, carpet, wall and ceiling lights, loft hatch and airing cupboard with slatted shelving,

Large Lounge

Lovely light room, with windows to garden and side aspect. Sliding doors onto paved seating area. Fire place and chimney with electric fire, carpet, radiator, hatch to dining area and 2 ceiling light fitments.

Dining Area

Open aspect to kitchen. 3-branch ceiling light, radiator, carpet and glazed hatch to lounge.

Kitchen

Fitted with a range of wood-effect light oak wall and base cupboard units, ample work surfaces, tiled splash-backs, single drainer sink, free-standing electric cooker, ceiling extractor fan, strip lights, vinyl flooring, space for fridge, vertical blinds to dining area, window to side and rear garden.

Utility Room

Approached from the kitchen through a stable door, with work unit and circular sink, space for washing machine, Worcester Green Star Boiler, carpet, radiator, window to driveway, window to side garden and door to driveway. There is also a WC with storage cupboard, light fitment and carpet.

Shower Room

With low flush WC, large shower with sliding doors, pedestal wash-hand basin, Triton electric shower, window, carpet, heated towel rail and radiator.

Bedroom 1

Double bedroom with window to driveway, semi-fitted cupboards and drawers, radiator, ceiling light fitment, carpet.

Bedroom 2

Double bedroom with window to driveway, ceiling light, carpet and radiator.

Bedroom 3

Window to side aspect, carpet, ceiling light and radiator.

Outside

The property is approached via an iron gate and tarmacadam drive. There is a garden to the front enclosed by a retaining wall providing privacy to the entranceway. The gardens are laid out primarily to the rear of the property with sloping terraces and many specimen trees and shrubs. A patio accessed from the lounge provides a sunny seating area. Although the garden is in need of restoration it was once awarded garden society accolades and makes good use of the design space.

Attached Single Garage
With up and over door, window to the rear and side access door to the rear garden patio.

Detached Double Garage
With double up and over doors, power, water, window and side access door to garden.

Property Services
Mains water, electricity and drainage are connected. Oil fired boiler. Broadband is connected and available up to 900mb.

Outgoings
Water and drainage rates are payable.

What3Words
///catchers.wordplay.stun

Viewing Arrangements
Strictly by appointment through the Agent, Flint and Cook (01885 488166).

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

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









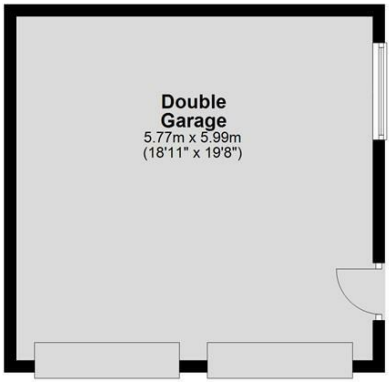
Ground Floor

Approx. 111.5 sq. metres (1200.3 sq. feet)



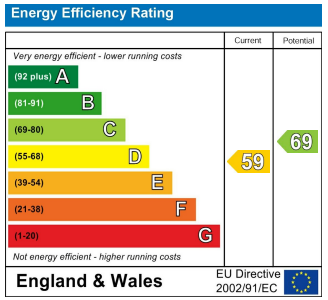
Outbuilding

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 146.0 sq. metres (1572.0 sq. feet)





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.