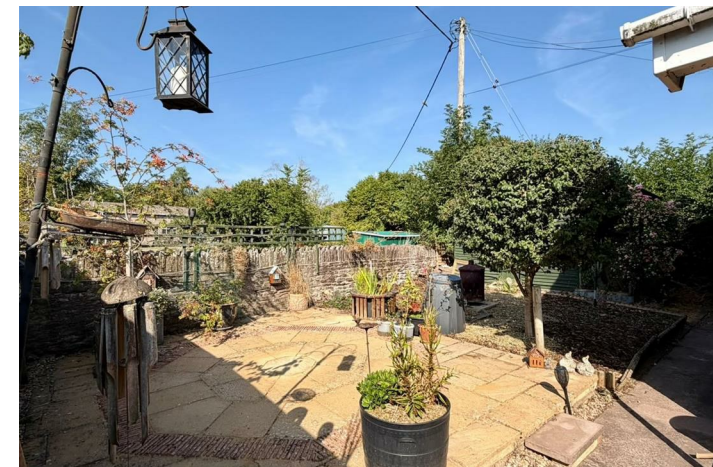




BIRCHAM PETERCHURCH

HEREFORD HR2 0RT

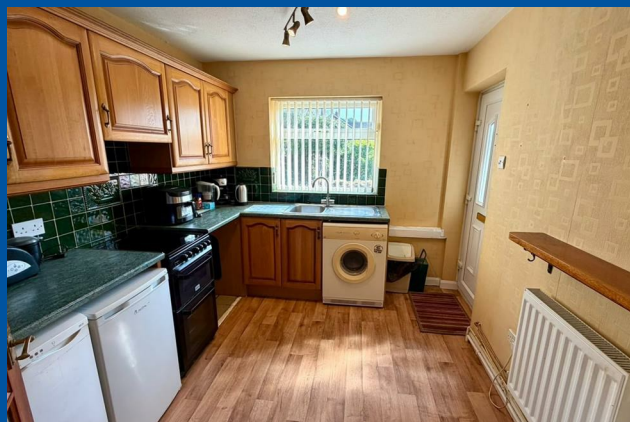
Asking Price £279,950
FREEHOLD

Pleasantly situated in the heart of this popular village, a deceptively spacious 3 bedroom detached bungalow offering ideal retirement accommodation. The property, which is offered for sale with no onward chain, has the added benefit of oil central heating, double glazing, easy to maintain gardens, ample off-road parking, easy access to all the local amenities and to fully appreciate this property we certainly recommend an internal inspection.



BIRCHAM PETERCHURCH

- Popular village location • Deceptively spacious 3 bedroom detached bungalow • Oil central heating and double glazing • Ideal for retirement • No onward chain • Must be viewed



In more detail the accommodation comprises

Double glazed side entrance door through to

Reception Hall

With radiator, coat hooks, central heating thermostat, built-in airing cupboard with shelving, access hatch to loft space and glazed panel door to

Kitchen

Fitted with range of wall and base cupboards, worksurfaces with splashbacks, single drainer sink unit with mixer tap over, vinyl flooring, floor mounted oil central heating boiler, radiator, space for breakfast table, door to the front aspect, space for appliances and pantry cupboard with shelving.

Lounge

With fitted carpet, tiled fireplace with hearth, display mantel and side shelving, radiator, double glazed windows to the front and side aspects and door to the side garden.

Bedroom 1

With fitted carpet, radiator and double glazed window to the rear.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and wall shelving.

Bedroom 3

With double glazed window to the side and radiator.

Bathroom

With suite comprising bath with shower unit over, pedestal wash hand basin, low flush WC, tiled floor and wall surround for easy maintenance, double glazed window and radiator.

Outside

To the front of the property, double gates open onto a good sized driveway providing ample off-road parking facilities, all enclosed by walling and fencing for privacy with feature apple tree and flower borders. The oil storage tank is also housed at the front of the property.

Access to the rear can be gained via both sides of the property. The side and rear gardens have been landscaped for easy maintenance, mainly paved with areas ideal for entertaining table and chairs. There is also a useful timber GARDEN SHED, all enclosed by fencing and walling for privacy with a pleasant outlook to the church in the distance.

Property Services

Mains water and electricity.
drainage. Oil-fired central heating.

Outgoings

Water rates are payable.

Directions

Proceed south out of Hereford city centre on the A465 Abergavenny Road, turn right for Clehonger then left for Kingstone and follow the signs for Peterchurch. Proceed

through the village of Peterchurch and after passing the Boughton on your left hand side, Bircham is the next property on the left.

Viewing

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

Money Laundering Regulations

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

Tenure & Possession

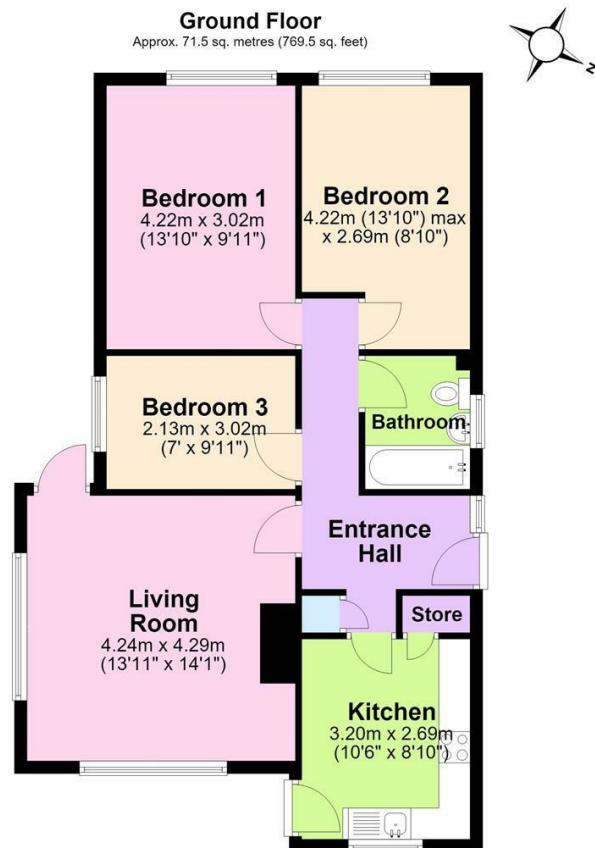
Freehold - vacant possession on completion.

Residential lettings & property management

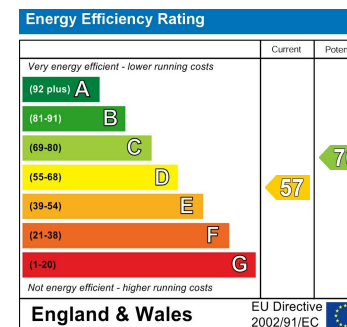
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

BIRCHAM PETERCHURCH





Total area: approx. 71.5 sq. metres (769.5 sq. feet)



EPC Rating: D Hereford Council Tax Band: D

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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