BIDE A WEE

UPPER HILL, LEOMINSTER HR6 0JZ

£295,000

FREEHOLD

Situated approximately 12 miles north/west of Hereford, a two bedroom detached bungalow requiring full modernisation throughout. The property benefits from front and rear gardens, garage, driveway and fantastic countryside views. Making an ideal project or offering an ideal home for retirement, the property is sold with no onward chain and a viewing is highly recommended.

Flint & Cook

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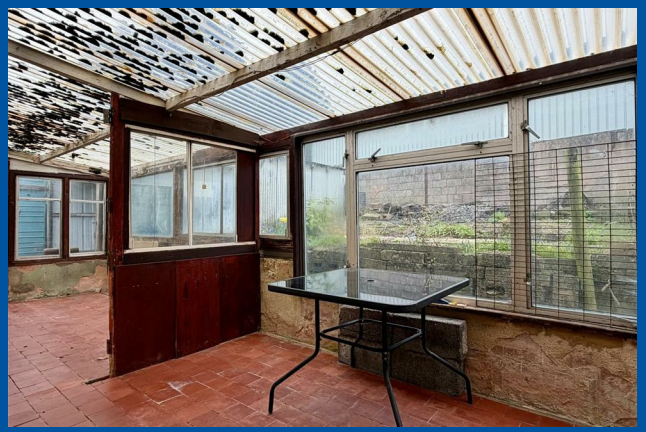
• Requires modernisation throughout • Fantastic countryside views • Two bedroom detached bungalow • Ideal for retirement • No onward chain! • Garage, driveway, front & rear gardens



Ground Floor

With double glazed sliding doors leading into the

Entrance Porch

With tiled floor, floor mounted oil central heating boiler and wooden door leading into the

Entrance Hall

With fitted carpet, ceiling light point, radiator, loft hatch, airing cupboard housing the hot water cylinder and doors to

Living Room

With fitted carpet, two radiators, ceiling light point, large double glazed window to the front aspect with views towards the open countryside beyond and archway leading into the

Dining Room

With with fitted carpet, ceiling light point, radiator, double glazed window to the side aspect, single glazed window to the rear and opening into the

Kitchen

Fitted with matching wall and base units with work surface space over and tiled splash backs, tour ring electric hob, double electric oven, stainless steel sink and drainer, under counter space for washing machine and under counter space for a fridge or freezer, radiator, single glazed window and door to the rear lean to and door leading back into the entrance hall.

Bedroom One

With ceiling light point, tiled floor, radiator and double glazed window to the side aspect.

Bedroom Two

With tiled floor, radiator, ceiling light point, dual aspect double glazed windows to the side and front with fantastic countryside views.

Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, corner pedestal wash hand basin, low flush w/c, heated towel rail, ceiling light point and single glazed window.

Lean To

With quarry tiled floor, double glazed windows to the rear garden, door out to driveway and stable door leading through to another lean to with stable door to the side aspect.

Outside

To the front there is good sized garden laid to a mix of lawn, artificial turn and with borders of ornamental shrubs and flowers, there is a pedestrian access gate leading to a stoned and concreted path up to the front door and an additional gate and pathway leading from the driveway. The front garden has fantastic views towards open countryside. To the side is a tarmac driveway providing off road parking leading to a large garage with opening door to the front. To the rear there is an enclosed garden enclosed by brick walling.

Directions

what3words/// observe.stunt.uniforms

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 electricity is connected. Oil-fired central heating. Private drainage & private shared water.

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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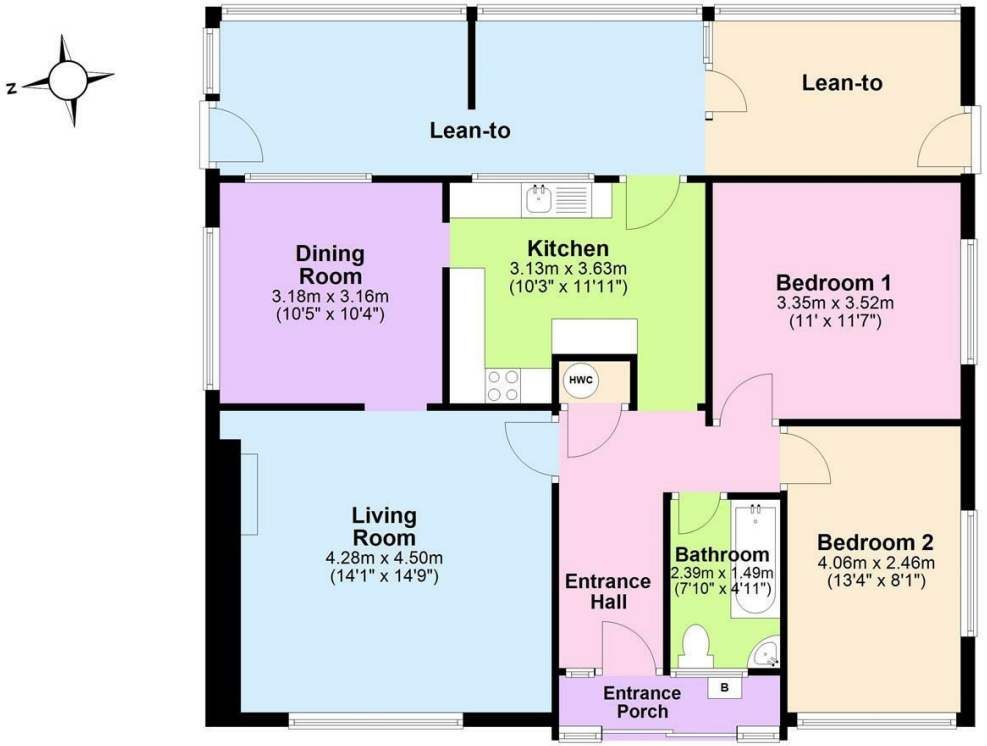
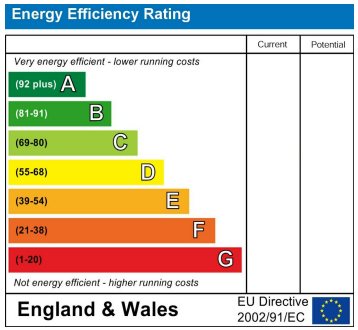
Floor Plan

Approx. 102.7 sq. metres (1105.4 sq. feet)



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)

Bide-a-Wee, Upper Hill, Leominster



EPC Rating: Council Tax Band: C

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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