



## AMBERLEY CROFT HOLBACH

HEREFORD HR1 3DF

£299,500  
FREEHOLD

This attractive detached bungalow is quietly located in a lovely rural location between the villages of Marden and Bodenham (both 1 mile away) with 2 bedrooms, lounge and pretty garden, stunning views. Viewing highly recommended.



# AMBERLEY CROFT HOLBACH

- Individual detached bungalow
- Lovely location
- 2 bedrooms
- Beautiful front and rear views
- Attractive garden
- Energy rating B



## Canopy Porch

With door through to the

## Entrance Hall

## Lounge

With an open fireplace with stone surround, 2 electric storage heaters, window to front and patio doors to rear.

## Kitchen

With sink unit, electric double oven, 4 ring hob with extractor hood, plumbing for washing machine, tiled floor, feature ceiling timbers, 3 windows and a pantry style cupboard.

## Bedroom 1

Fitted with a part mirrored fronted wardrobe, electric storage heater and window to rear.

## Bedroom 2

With fitted wardrobe, storage heater and window to side.

## Bathroom

With suite comprising an enamel bath, electric shower, wash hand basin, WC, part wood-panelled walls, heated towel rail, hatch to roof space, window and cupboard housing the hot water cylinder.

## Outside

A driveway leads to a parking area and garage with the front garden being laid to lawn and stocked with a range of ornamental shrubs. There is a paved patio,

seating area with a water feature and an ornamental well, pump and rockery. At the rear there is a pretty garden which is mainly lawned with paved and gravelled areas and side access to both sides of the property. There is a lovely rear outlook over adjoining farmland.

## Property Services

Mains water and electricity are connected with solar panels and private drainage.

## Outgoings - Bromyard

Council tax band 'D' - £2,502 for 2025/2026  
Water rates are payable.

## Tenure & Possession

Freehold - vacant possession on completion.

## What3Words

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## Directions

From Hereford proceed towards Worcester on the A4103 and at the bottom of Aylestone Hill take the second exit at the roundabout. Continue through Sutton St Nicholas towards Bodenham and then on the sharp left hand bend, proceed straight on the Holbach and the property is located on the right hand side after about 200 yards.

## 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

### **Residential lettings & property management**

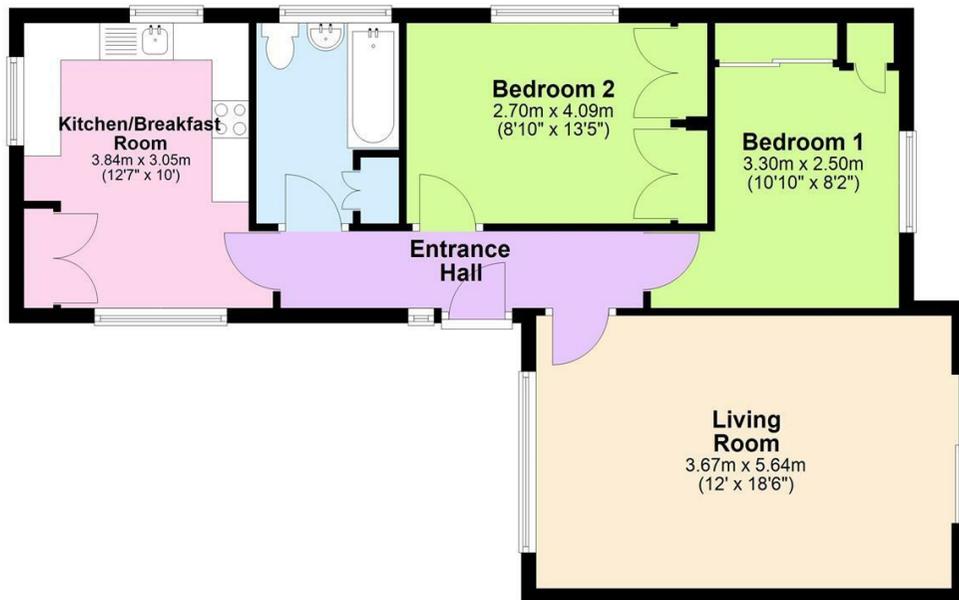
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

## **AMBERLEY CROFT HOLBACH**



### Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



Total area: approx. 66.7 sq. metres (718.4 sq. feet)

**EPC Rating: B**    **Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>		81	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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