



## 2 VICARAGE CLOSE

EWYAS HAROLD, HEREFORD HR2 0EY

Asking Price £425,000  
FREEHOLD

Situated within this quiet cul-de-sac in the sought after village of Ewyas Harold, a well presented and modernised three bedroom detached bungalow. The property which offers spacious and flexible accommodation throughout benefits from oil central heating, double glazing, modern kitchen & bathrooms with additional en-suite, landscaped gardens and off road parking. A viewing is highly recommended.



## 2 VICARAGE CLOSE

- Sought after village location
- Spacious detached bungalow
- Three bedrooms, one en-suite & bathroom
- Well presented throughout
- Ideal for those looking to downsize
- Off road parking and landscaped gardens



### Ground Floor

With upvc entrance door leading into the

### Entrance Porch

With tiled floor, ceiling light point.

### Entrance Hall

With wood flooring, radiator, ceiling light point, loft hatch, double storage cupboard and large cloak cupboard, doors then lead to the

### Hallway

With wood flooring, radiator, ceiling light point and doors into

### Bedroom One with En-suite

A spacious double bedroom with wood flooring, radiator, ceiling light point, double glazed window to the front aspect, ample space for wardrobes and a door into the en-suite shower room comprising a walk in shower with mains fitment shower over, panelled surround and bi-folding door, wash hand basin with tiled splash back, storage under and illuminating mirror, low flush w/c, double glazed window and chrome heated towel rail.

### Bedroom Two

A second good sized double with wood flooring, ceiling light point, radiator, double glazed window to the rear aspect and double built in storage cupboard with further space for wardrobes.

### Bedroom Three

A third good sized double with wood flooring, double glazed window to the rear aspect, ceiling light point, radiator, double built in storage cupboard with further space for wardrobes.

### Bathroom

A modern three piece white suite comprising panelled bath with panelled surround and mains fitment shower head over, wash hand basin with storage below and illuminating mirror over, low flush w/c, chrome heated towel rail and double glazed window.

### Lounge/Dining Room

A spacious lounge/dining room with wood flooring, two ceiling light points, two radiators, wall mounted electric log effect fireplace, window to the side aspect and double glazed windows and doors to the rear garden, a door then leads to the study.

### Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over. There is a 1 1/2 bowl sink and drainer unit, integrated four ring hob with oven below and cooker hood over, integrated slimline dishwasher, space for a freestanding fridge/freezer, breakfast bar, two ceiling light points, double glazed window to the front aspect, radiator and door to the side hallway.

### Study

With wood effect flooring, ceiling light point, two radiators, double glazed window to the rear, fitted bookshelf and storage cupboard, a door leads back into the side hall and a large opening then leads to the

### Garden Room

With tiled floor, ceiling light point, double glazed windows and doors out to the rear garden.

### Side Hall

With ceiling light point, radiator, door leading from the front, door into the study and pocket sliding door into the

### Utility Room

With fitted base units with workspace over, stainless steel sink and drainer unit, under counter space and plumbing for a washing machine, space for a freestanding fridge or freezer, ample storage space, ceiling light point, radiator and doors to

### Store Room/Workshop

With wood effect flooring, ceiling light point, ample power points and two double glazed windows to the front aspect.

### Plant Room/Store

With ample storage space, oil central heating boiler, hot water system and door to the side aspect.

### Outside

To the rear there is a beautifully landscaped garden with an array of ornamental plants and shrubs, areas of lawn and a good sized area of patio perfect for entertaining. There is a greenhouse and a useful wooden storage shed. To the front there is a concrete driveway with additional parking to the side. There is a good sized front lawn part enclosed by hedging with an ornamental pond.

### Directions

From Hereford proceed south on the A465 towards Abergavenny. Continue along this road for approximately 12 miles taking the right-hand turning to the village of Ewyas Harold. Continue into Ewyas Harold follow the road and take the left-hand turn into the village centre, follow road past the Temple Inn and you will see the The Stables on your left (fish & chip shop) take right-hand turn opposite onto School Road, then taking the left-hand turn onto Dark Lane. Continue around Dark Lane and take the left hand turning signposted for Vicarage Close.

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

### 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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**Ground Floor**  
Approx. 133.2 sq. metres (1433.9 sq. feet)



Total area: approx. 133.2 sq. metres (1433.9 sq. feet)

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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 58                      | 68        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

