



**MICHELLE**  
WRIGGLEBROOK, KINGSTHORNE, HEREFORD HR2 8AU

**£375,000**  
FREEHOLD

Lovely detached bungalow with 2/3 bedrooms in popular village location, oil central heating, gardens with views across countryside. Viewing highly recommended.



# MICHELLE

- Detached bungalow • Ideal for retirement or those downsizing • Two/Three bedrooms • Driveway, garage & gardens • Sold with no onward chain • Village location South of Hereford



## Ground Floor

With double glazed double doors leading into the

## Porch

With tiled floor and door leading into the

## Spacious Reception Hall

With fitted carpet, radiator, two ceiling light points, airing cupboard housing the hot water cylinder, useful storage cupboard, loft hatch and doors leading to

## Living Room

With fitted carpet, ceiling light point, radiator, double glazed window with countryside views towards open the front aspect, feature fireplace surround with electric fireplace.

## Kitchen/Breakfast Room

Fitted kitchen comprising matching wall and base units with ample wooden work surface space over, stainless steel sink and drainer, integrated appliances to include double electric oven, four ring electric hob, under counter fridge, freezer and dishwasher, useful pantry cupboard, oil central heating boiler, ample space for a kitchen table, radiator, recess spotlights, double glazed window to the rear and door leading out to the side passageway.

## Bedroom One

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and ample space for wardrobes.

## Bedroom Two/Dining Room

A flexible space offering an additional bedroom or use as an extra reception room with fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

## Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the side aspect and double built in wardrobe.

## Bathroom

Three piece suite comprising panelled bath with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, heated towel radiator, double glazed window and tiled floor.

## Side Passageway

With tiled floor, double glazed window to the front, wall mounted fuse box, large store cupboard with light and power and doors to

## Utility Room

With Belfast sink, space and plumbing for washing machine and tumble dryer, ceiling light point, double glazed window and door to the rear garden.

## Toilet

With toilet, window and ceiling light point.

## Garage

With light, power, double glazed window to the side aspect and up and over door to the front.

## Outside

The front of the property is approached across a concrete driveway providing ample off road parking leading to a single garage. There is a good sized area of lawn with an array of trees and shrubbery. There is a paved patio area providing a perfect sun trap with views towards open countryside beyond. To the rear there is a good sized tiered garden with concrete pathway leading around both sides of the property. Steps lead up to an area of stone and a paved patio area which provides access to the remainder of the garden laid to lawn enclosed by hedging and fencing.

## Directions

What3words///walnuts.hunter.enchanted.

Proceed south out of Hereford on the A49 towards Ross on Wye, proceed through the Callow and take the left hand turning signposted for Kingsthorpe, take the third left turning signposted The Thorn and then the right hand turning onto Little Birch Road, the property is then situated a few hundred yards down on the left hand side.

## 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.

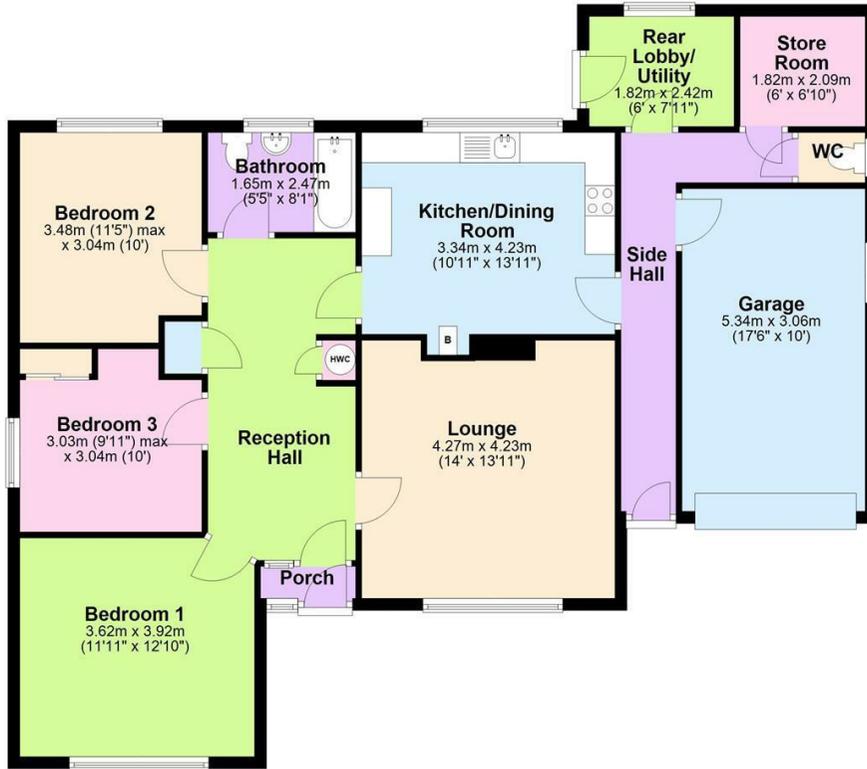
## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## MICHELLE



**Floor Plan**  
Approx. 122.0 sq. metres (1312.8 sq. feet)



Total area: approx. 122.0 sq. metres (1312.8 sq. feet)  
Michelle, Kingsthorpe, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		28	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: F Council Tax Band: E**

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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