



16 Priorsfield, Ewyas Harold, Hereford, HR2 0TX



Sunderlands
Residential Rural Commercial



**16 Priorsfield
Ewyas Harold
Hereford
HR2 0TX**

Summary of Features

- Detached three bedroom bungalow
- Well presented with new bathroom and kitchen units
- Parking, garage and private rear gardens
- No onward chain
- Ideal for retirement.

Asking Price £425,000

Set just off opposite the village church in this sought after village location, a detached bungalow being ideal for retirement. From its tucked away location, the property is accessible by an easy walk to the village shop, doctor surgery, primary school, local butcher as well as two public houses. The bungalow itself is well presented and a lot of the rooms having wood flooring and benefiting from electric heating and double glazed windows. The kitchen area has modern style units with granite worktops with fitted white goods including induction hob, integrated oven and grill, microwave, dishwasher and undercounter fridge. An open plan arrangements leads through to the dining living room area which is a good size space which particularly suits modern living and from where the rear conservatory is accessed. An inner hallway leads to three bedrooms, the master having an en-suite and also the bathroom. To the outside there is a parking area which leads to the garage and there are private enclosed rear gardens.

Location

The property stands just opposite the church just out of the main close of Priorsfield near to the playing fields and also easy access up to Ewyas Harold common where there are some delightful walks across the common. Nearby facilities include two pubs, two butchers, primary school, doctors surgery, chip shop, village hall, garage and as previously mentioned some lovely walks around surrounding countryside. The village is set between about 12 miles south of Hereford and similar distance to Abergavenny, either centres offering an array of shopping, rail and bus services.

Outside

To the front of the property is a brick paved parking area for at least a couple of cars and in turn leads to the garage with up and over door, power and light and a pedestrian door to the rear. A side gate leads to either side of the property the one side being particularly a good size area, laid to stone chippings, leading around to the rear. The rear garden is pleasantly private and enclosed within hedging, with a step up to a lawned garden being of low maintenance.

Services

Mains, water, electricity and drainage. Electric heating.

Tenure

Freehold, vacant possession.

Directions

Proceed south of Hereford onto the A465 towards Abergavenny. At approximately 10 miles take the right turning to the village of Ewyas Harold heading towards the centre of the village. After going over the little bridge, take the left turning towards the pub and then right onto School Road, past the primary school. Turn left onto Dark Lane and then left into Priorsfield ignoring the turn into the close and proceed around to just opposite the church, where the property can be seen on the right hand side.

Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.









Sunderlands

Hereford Branch

Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.