

North Haven Peterchurch, Hereford, HR2 0RY

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached 2 bedroom bungalow
- Non estate setting with views
- Oil central heating, double glazed window and solar panels
- Drive (off road parking for 3 cars), garage and good size gardens
- Potential to extend (subject to planning)
- No ongoing chain.

Asking Price £325,000

A detached individual bungalow set in the village of Peterchurch in the heart of the Golden Valley. This very appealing bungalow enjoys a non estate position with delightful views across the road over farmland and to the hills of the Golden Valley. The property has been renovated over the years and remodeled and although needs some minor improvements it still forms a comfortable retirement style home. The accommodation is double glazed and oil fired central heated along with solar panels To the outside, a splayed drive leads to a private parking area for a couple of cars and in turn the garage. There is a good size garden area to the front with side access to the rear which again is of good size being well stocked and ideal for gardeners. The property is being sold with no ongoing chain.

Location
Peterchurch is a much favoured village in the Golden Valley area being well served with local amenities and opposite a bus stop with buses to Hay / Hereford. Facilities are a short level walk away and include schooling, shop restaurant church with community hub, public house and regular bus service into Hereford and Hay on Wye. Peterchurch is strategically well placed for access to both Hay on Wye and Hereford as well as some beautiful walks around the surrounding hills.

Accommodation
The reception hall leads to a good sized living room with wood burner and large picture window enjoying the views. An arch leads through to the kitchen diner again, another large room with plenty of units and fitted double oven, four ring hob, dishwasher, washing machine and a Worcester oiled central heating boiler. There are two bedrooms which have been remodeled to provide an en-suite shower and separate wet room.

Outside
The property has good sized front gardens, laid to lawn with boundary fencing and beds which are well stocked with a variety of flowers and shrubs. A drive provides parking for at least two cars which in turn leads to the garage with up and over door, power and light, pedestrian door to side passage way with useful store cupboard. The rear gardens comprise wide lawn area with concrete path, again there are well stocked beds of flowers and shrubs, a pond and a cultivated section with raised planter and a greenhouse. The bungalow will ideally suit keen gardeners.

Services
We understand mains electricity and water are connected to the property. Oil fired central heating and solar panels.
Private drainage.

Council Tax Band
Herefordshire Council - E

Tenure
Freehold.

Directions
Leave Hereford south over the new bridge, bearing right onto the A465 Abergavenny Road, take the right turn to Clehonger and in the village take the left turn to Kingstone/Peterchurch. Pass the school in Kingstone and at the next junction turn right on the B4348 to Peterchurch. Go through the centre of the village, passing the fire station and the property can then be seen after a short distance on the right hand side as denoted by the Agents for sale sign.

Anti-Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance 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.

















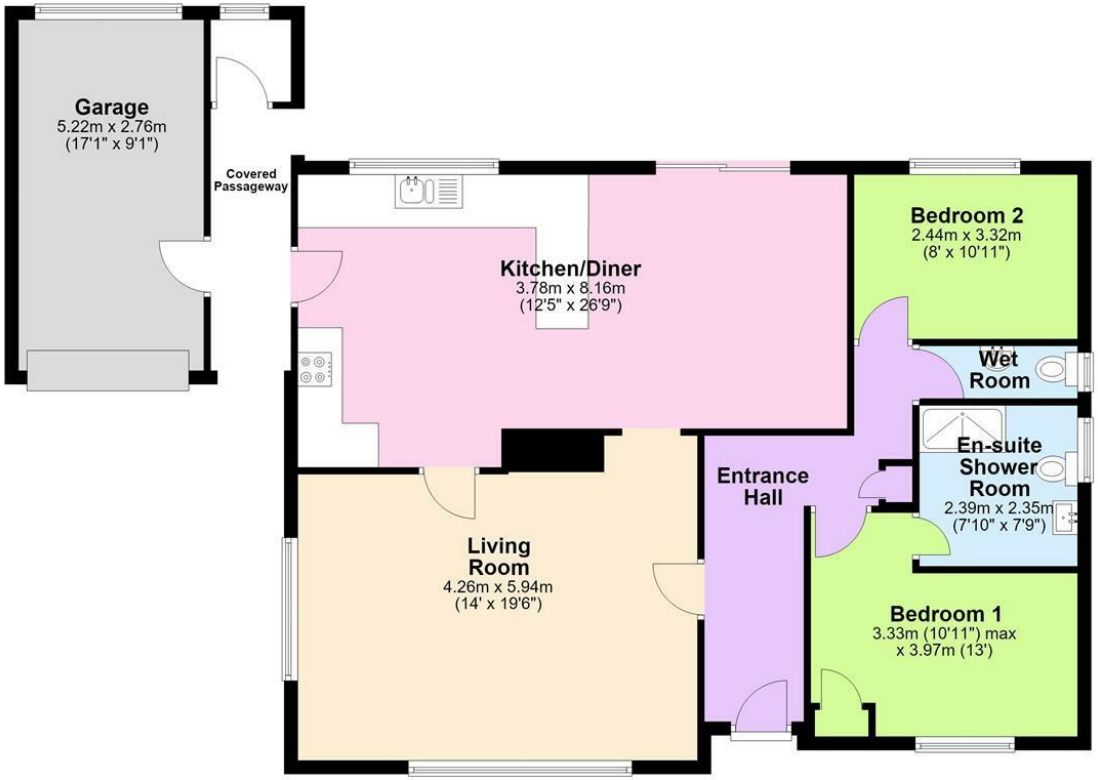


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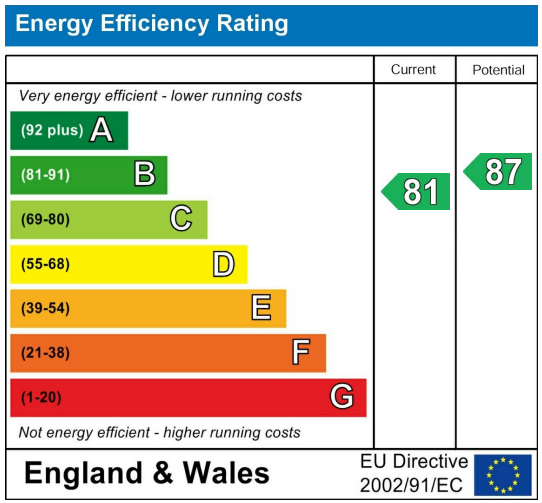
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Ground Floor



Total area: approx. 119.9 sq. metres (1291.0 sq. feet)



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.