17 Haymeadow Lane, Hereford, HR4 7RZ

Asking Price £399,995

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NO CHAIN

Trivett Hicks is pleased to offer this spacious three bedroom detached bungalow, which would benefit from some improvement throughout, situated in the tranquil and popular village of Burghill.

Burghill has various amenities within the village to include village hall, church and sports playing field. The nearby village of Tillington offers further amenities, such as primary school, shop and public house. Golf courses are also available nearby. Burghill is situated just 4 miles away from the Cathedral city of Hereford, offering a vast range of shops, restaurants, schools and activities.

The property is approached by a gated driveway offering space for several cars, large integrated garage with up and over door offering further space. Inside, the accommodation offers in more detail, conservatory/porch, spacious living room, dining room, kitchen, three double bedrooms, bathroom and a secondary conservatory to the rear overlooking the large private garden.

CONSERVATORY/PORCH
Double glazed window to the front and side aspects, laminate tiled style flooring, double doors leading to the front pathway and garden, door to:

ENTRANCE HALL
Storage cupboard with double sliding doors, power points, door to:

LIVING ROOM 18'11" x 13'3" (5.77m x 4.03m)
Double glazed window to the front aspect, 2x radiators, TV point, power points, coved and textured ceiling, feature fireplace with electric fire on tiled hearth with wooden mantle over.

FITTED KITCHEN 11'9" x 14'2" (3.58m x 4.32m)
Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, space for fridge and electric cooker, secondary glazed window to the rear aspect, double radiator, vinyl flooring and power points, door to:

DINING ROOM 10'1" x 11'3" (3.07m x 3.44m)
Double glazed window to the front aspect, double radiator, power points and serving hatch from the Kitchen.

CONSERVATORY 10'2" x 14'10" (3.10m x 4.51m)
Double glazed windows to the front and side aspects, vinyl flooring, power points and plumbing for automatic washing machine. From conservatory inner lobby door leads to the garage.

MASTER BEDROOM 14'11" x 10'4" (4.54m x 3.16m)
Double glazed window to the rear aspect, fitted bedroom suite with a range of wardrobes, dressing table and bedside cabinets, radiator, power points, door to:

BEDROOM TWO 14'11" x 9'8" (4.54m x 2.95m)
Double glazed window to the rear aspect, fitted bedroom suite comprising wardrobes, bedside cabinets and separate drawers, radiator and power points.

BEDROOM THREE 8'4" x 13'3" (2.53m x 4.03m)
Double glazed window to the side aspect, radiator, power points and fitted built in cupboard with double doors.

BATHROOM
Fitted with three piece suite comprising panelled bath, wash hand basin in vanity unit with cupboards under, low-level WC, tiled splashbacks, heated towel rail, shaver point, double glazed window to the side aspect and textured ceiling.

GARAGE 17'5" x 12'4" (5.32m x 3.75m)
Double glazed windows to the side aspect, up and over door to the front, power points, wall mounted Worcester gas boiler serving heating system and domestic hot water.

STORE
Window to the rear and shelving.

OUTSIDE
The property is approached by gated driveway giving off road parking for several cars, which leads to the large garage 5.32m x 3.75m having power points and lights. The front garden is mainly laid to lawn with various shrub beds bordering. To the side, brick paved pathway leads to the large rear garden which is again laid to lawn, having vegetable patch, flower and shrub beds. In addition to the above patio area is situated at the far end of the rear garden, three garden stores, summer house and greenhouse. The whole of the rear garden is enclosed by wooden panelled fencing and mature hedge row.

TENURE
Freehold

COUNCIL TAX
Band E £2922.69 25/26 (A reduction may be applicable for single occupancy)

LOCAL AUTHORITY
Herefordshire Council Tel no: 01432 260000

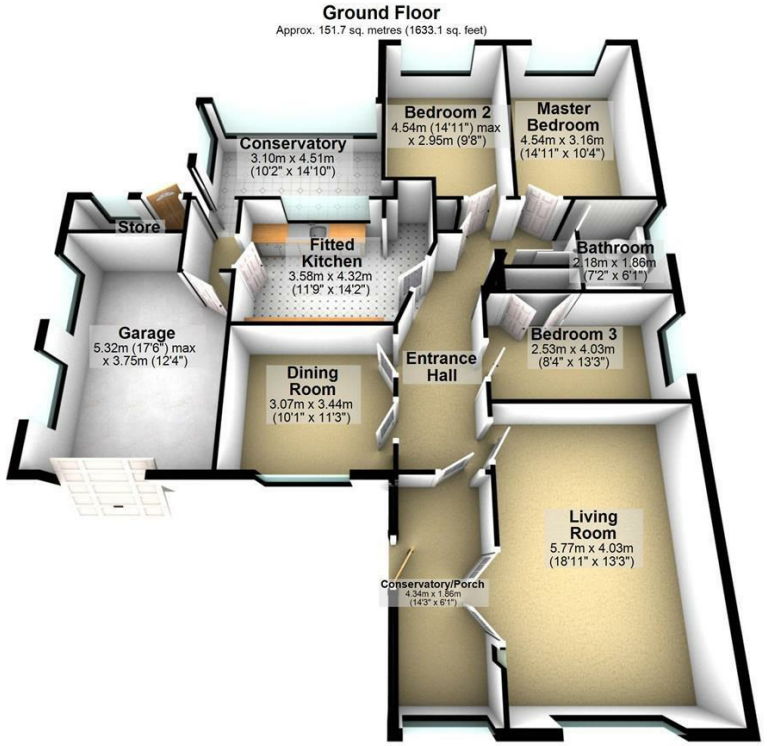
TO VIEW
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

DIRECTIONS
Leave Hereford on the Three Elms Road, taking the left fork before The Three Elms public house. At the T junction bear left on the Roman Road A4103 and then almost immediately right into the Tillington Road. Continue on this road passing the St Mary's Lane development on your right and then after take the second right hand turn sign posted Burghill. Again continue on this road bearing right at this point you will see the village church on your left. Keep bearing right and eventually you will arrive at Haymeadow Lane. Once on Haymeadow Lane, take the right turn again and the bungalow will be found on the right hand side.

MONEY LAUNDERING REGULATIONS
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

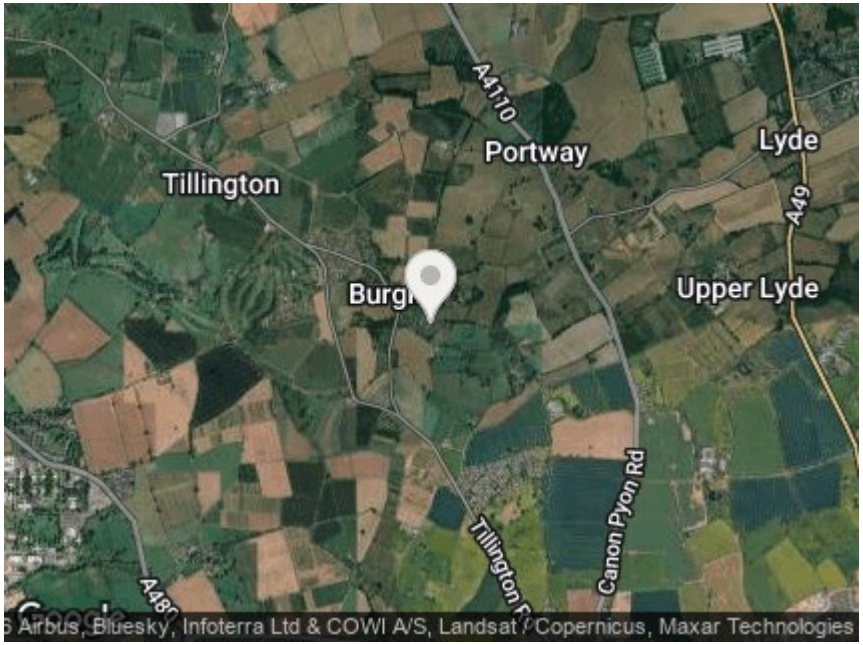
N.B.
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.

Floor Plan

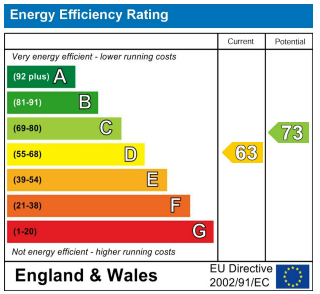


Total area: approx. 151.7 sq. metres (1633.1 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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