



**JonathanWright**  
estate agents



**Kinley Field , Luston, Herefordshire HR6 0EB. No Onward Chain £275,000**

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Luston  
Herefordshire  
HR6 0EB**

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### **PROPERTY FEATURES**

- **Detached Bungalow**
- **3 Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Conservatory**
- **Shower Room**
- **Parking For Several Vehicles**
- **Large Gardens**
- **Village Location**
- **In Need of Modernisation**

**To view call 01568 616666**



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Situated in the village of Luston a detached bungalow in need of some modernisation and improvement standing in a large plot of approximately 0.28 acre of and acre and offering 3 bedroomed living accommodation, oil fired centrally heated, mostly double glazed, lounge, kitchen, separate dining area, shower room, large garage/workshop, gardens to front and rear and a private drive with parking for several motor vehicles.

The full particulars of Kinley Field, Luston are further described as follows:

A double glazed entrance door opens into an L shaped reception hall having ceiling lights, smoke alarm, an inspection hatch to the roof space, panelled radiator, power points and a door opening into the lounge.

The lounge has a fireplace, mantle shelf over, solid fuel grate inset, alcove to the one side, a secondary glazed picture window to front, panelled radiator, lighting, power and a TV aerial point.

A door from the reception hall leads through into the kitchen/dining room. The kitchen has units to include an inset stainless steel, single drainer sink unit and working surfaces with base unit under. There is a planned space for an electric cooker, planned space for an upright fridge/freezer, window to rear and a door to a store cupboard/pantry.

Open plan into the dining room Having a window to side, lighting, power, panelled radiator and a door open into the conservatory. The conservatory is double glazed, space and plumbing for an automatic washing machine and a door open into the gardens.

From the reception hall there are doors

off to bedrooms.

Bedroom one has a double glazed window to rear, lighting, power, radiator and built-in wardrobes. Bedroom two has a secondary glazed window to front, panelled radiator, lighting, power and a built-in cupboard. Bedroom three has a secondary glazed window to front, lighting, power, panelled radiator and a built-in cupboard.

From the reception hall a door opens into a shower room having a shower cubicle, wash hand basin, low flush W.C, opaque single glazed window to rear, lighting and panelled radiator.

In the reception hall a door opens into the airing cupboard housing the insulated cylinder.

#### OUTSIDE.

The bungalow is approached to the front with a tarmac driveway with parking for several motor vehicles, lawned gardens to the side and to the front and mature hedging.

#### REAR GARDEN.

The large garden is laid out as mainly lawned gardens with trees, plants, shrubs and an ornamental fishpond. The garden is private and not overlooked, also having the benefit of a large timber built, detached garage/workshop with power and lighting.

#### AGENTS NOTE

The property is timber famed and as also partially clad and will be difficult to mortgage.

#### SERVICES.

Mains electricity, mains drainage, Mains Water and oil central heating.



## ROOMS AND SIZES

Reception Hall

Lounge 3.89m x 3.35m (12'9" x 11')

Kitchen Area 3.00m x 2.13m (9'10" x 7')

Dining Room Area 3.20m x 2.92m (10'6" x 9'7" )

Conservatory

Bedroom One 3.66m x 3.58m (12'x 11'9")

Bedroom Two 3.28m x 2.62m (10'9" x 8'7")

Bedroom Three 2.62m x 2.82m (8'7" x 9'3")

Shower Room

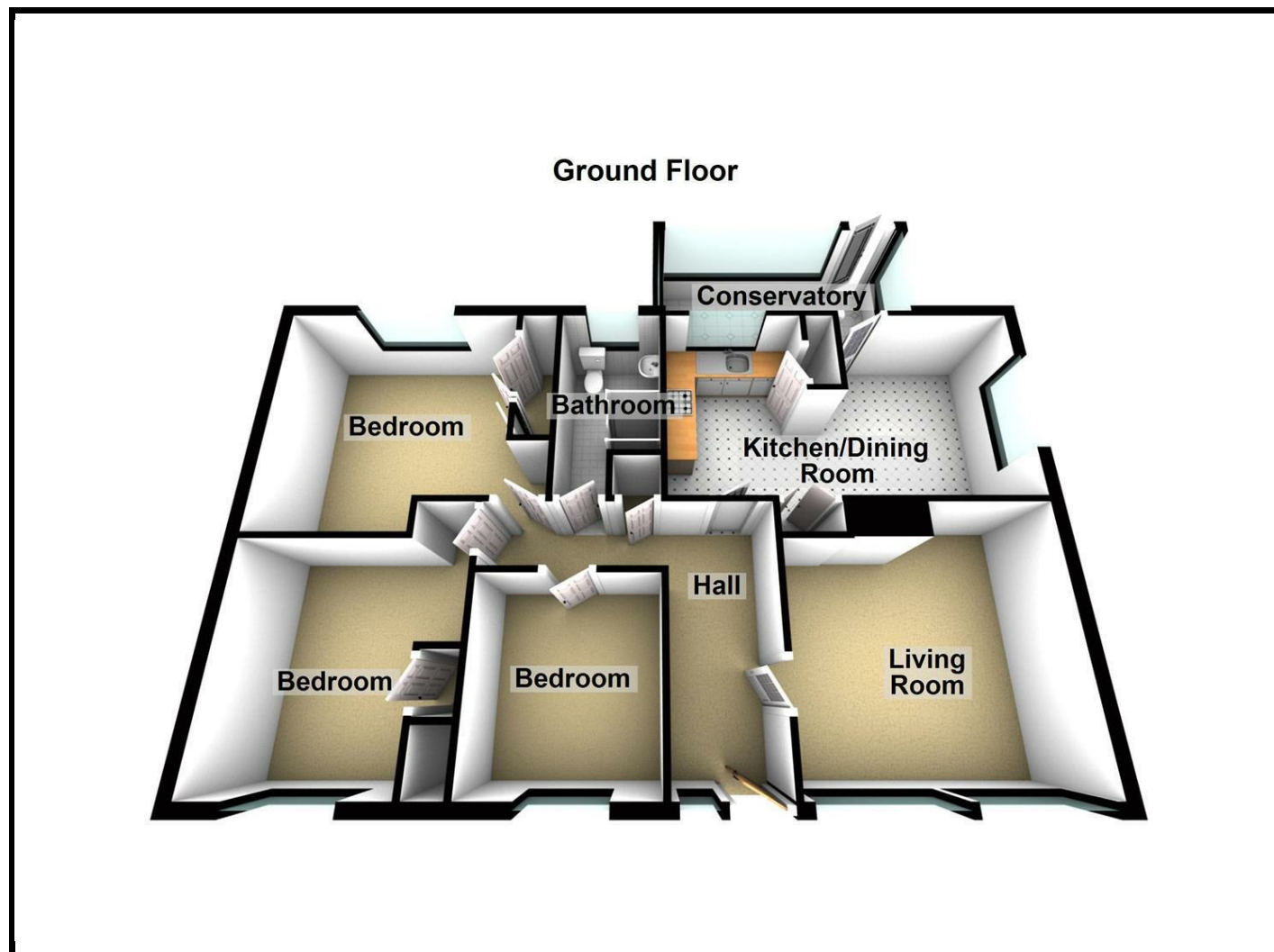
Rear garden

## PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	80
(39-54) E	50
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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