



**The Yew Tree, Bridge Street, Pembrige, Herefordshire HR6 9ES. £369,000**



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Pembrige  
Herefordshire  
HR6 9ES**

**£369,000**

**PROPERTY FEATURES**

- **Detached Dormer Bungalow**
- **2 Ground Floor Bedrooms**
- **Ground Floor Shower Room**
- **2 First Floor Bedrooms**
- **First Floor Bathroom**
- **Lounge**
- **Kitchen/Dining Room**
- **Gardens To front**
- **Parking To Rear**
- **Village Location**



**To view call 01568 616666**



**JonathanWright**  
estate agents





A delightful detached modern and extended Dormer bungalow offering double glazed and gas fired centrally heated accommodation having a reception hall, lounge, fitted kitchen/dining room with appliances, ground floor shower room with W.C, 2 ground floor bedrooms, 2 additional bedrooms on the first floor, bathroom with W.C and outside gardens to front, parking on a drive to rear with a patio area and summerhouse being all enclosed safe and secure. The village of Pembridge has good amenities to include a village church, village inns, restaurant and all within about 8 miles away of the market town of Leominster.

The full particulars of The Yew Tree, Bridge Street, Pembridge are further described as Follows:

Outside lighting to the front and a double glazed entrance door opens into a reception hall. The reception hall has downlighters, smoke alarm, laminate flooring, panelled radiator, power point and door opening into the lounge. The lounge has a feature fireplace with a log and living flame effect fire inset, alcoves to either side with built-in book shelving and cupboards. To the front is a double glazed picture window enjoying the front outlook, ceiling light, powerpoints, panelled radiator, telephone point to BT regulations and laminate flooring.

From the reception hall a door opens into the kitchen/dining room. The kitchen/dining room is well fitted with units to include an inset 4 ring gas hob with light over, working surfaces and base units under of cupboards and drawers, a pottery sink and mixer tap over. In a tall housing unit is fan assisted electric oven with grill, microwave over, cupboard space over and under and including a tall larder unit. There is space and plumbing for an automatic washing machine, planned space for a large fridge/freezer, splashbacks, ceiling downlighters, smoke alarm, tiled floor and a panelled radiator. There is a cupboard housing the Ideal gas boiler heating hot water and radiators as listed, a double glazed window to side and a double glazed door opening into a rear porch which is double glazed and a door opening into the garden.

From the reception hall doors lead off to bedrooms. Bedroom one has a double glazed window to front, built-in wardrobes with sliding doors including mirrored doors, panelled radiator, ceiling light and power point.

Bedroom two/dining room has wooden laminate flooring, ceiling light, power points, panelled radiator and double opening double glazed french doors to the rear.

On the ground floor an access from the reception hall is a shower room having a corner shower cubical, electric shower over, built-in vanity wash hand

basin, ceramic tiling to splashbacks and a low flush W.C. There is a ceramic tiled floor, ceiling light, vertical heated towel rail/radiator and an opaque double glazed window to rear.

In the reception hall a door opens into a cloaks cupboard.

The bungalow was extended to now provide first floor bedroom accommodation with a staircase from the reception hall rising and turning up to the first floor landing. ( The first floor landing and bedrooms has some restricted head height).

On the landing there is a Velux roof light, power points, under eaves storage, smoke alarm and doors to additional bedrooms.

Bedroom three has a double glazed window to front and one to rear, downlighters, power points, panelled radiator and under eaves storage.

Bedroom Four is L shaped having a double glazed window to front, Velux roof light, downlighters, power points, panelled radiator, under eaves storage and a pleasant outlook particularly to the front.

Off the landing a door opens into the bathroom having a large corner bath, mixer tap and shower attachment over, built-in vanity wash hand basin and low flush W.C. There are downlighters, extractor fan, vertical heated towel rail/radiator, ceramic tiled floor and a opaque double glazed window to the rear.

#### OUTSIDE.

The bungalow is situated off Bridge Street and is accessed across a shared tarmac driveway giving access across the side of the bungalow around to the rear. There is fencing, mature hedging, large, level lawned garden to front, flagged pathway, floral gardens and borders, all well stocked, timber built garden sheds, (included) and a wrought iron gate giving access to the garden to rear.

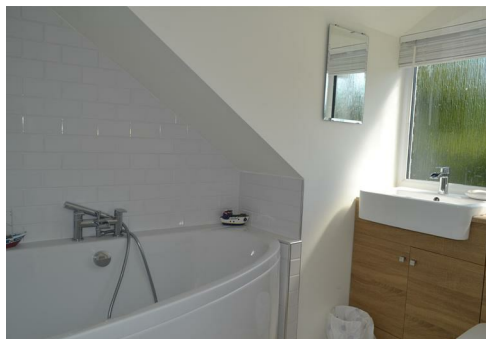
#### REAR GARDEN.

The garden is easily maintained having an opening gate from the driveway to a tarmac forecourt with parking for motor vehicles, also an extension of the drive across a flagged patio area, which could be incorporated again into the garden. There is panelled fencing to boundaries with the garden being safe and secure and also included is a summerhouse and timber decking.

The bungalow has outside security lighting, cold water tap and is pleasantly private.

#### SERVICES.

All mains services are connected, gas fired central heating and telephone subject to BT regulations.



## ROOMS AND SIZES

Reception Hall

Lounge 4.65m x 3.51m (15'3" x 11'6")

Kitchen/Dining Room 4.50m x 3.00m (14'9" x 9'10")

Bedroom One 3.51m x 3.05m (11'6" x 10')

Bedroom Two/Dining Room  
3.71m x 3.00m (12'2" x 9'10")

Shower Room

Bedroom Three 3.18m x 3.18m (10'5" x 10'5")

Bedroom Four  
4.27m(max) x 3.18m(max) (14'(max) x 10'5"(max))

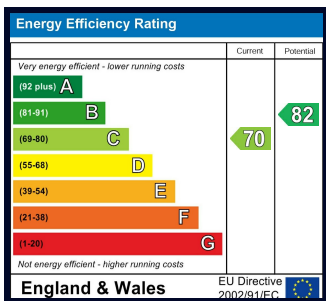
Bathroom

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - D

Property Tenure - Freehold



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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