



GARWAY

Guide price **£490,000**



 ARCHER & CO

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To book a viewing call 01989 768484

PIPERS POOL

Garway, Hereford, Herefordshire HR2 8RQ



Three Bedroom Detached Bungalow
Plot Approaching Third Of An Acre
Sought After Location

Being sat on a plot over third of an acre, this three-bedroom detached bungalow enjoys breathtaking views over surrounding fields and countryside. Inside, the property offers light and spacious accommodation, a modern kitchen/diner which is the ideal hub for a family home.

A three-bedroom detached bungalow with the most spectacular, breathtaking views over the surrounding village and countryside. The property is sat within gardens measuring over third of an acre, and has ample off road parking, garage and enclosed flat manicured gardens.

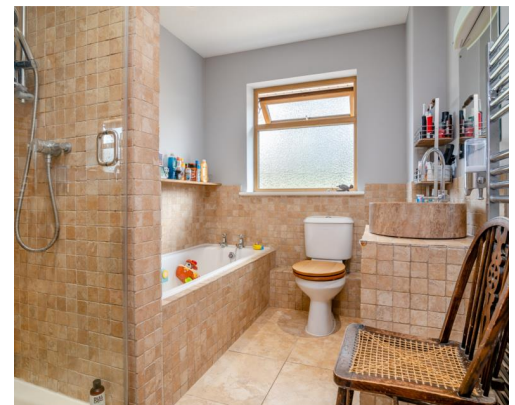


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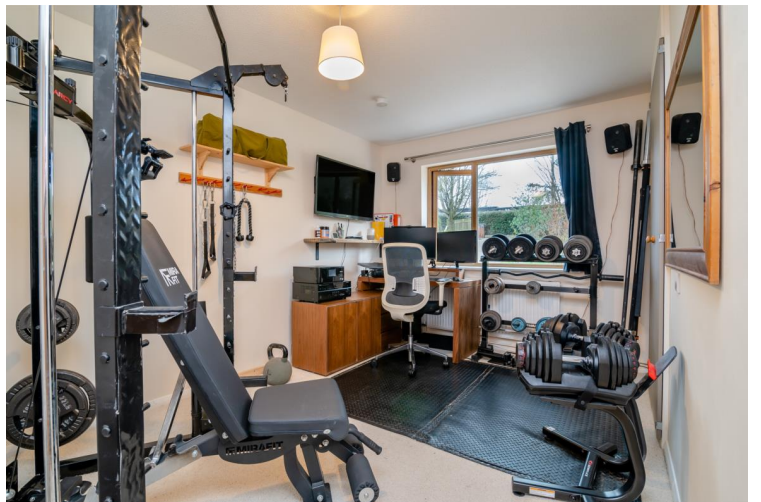


KEY FEATURES

- Three Bedroom Detached Bungalow
- Spacious Living Accommodation
- Ample Off Road Parking,
- Enclosed Generous Gardens
- Plot Over Third Of An Acre
- Sought After Location



STEP INSIDE



Pipers Pool is in a prominent position in the popular village of Garway, within Garway there is a famous Templar church, a Methodist chapel, popular primary school (rated Good by Ofsted), public house, a common with cricket field as well as stunning local walks and cycling routes.

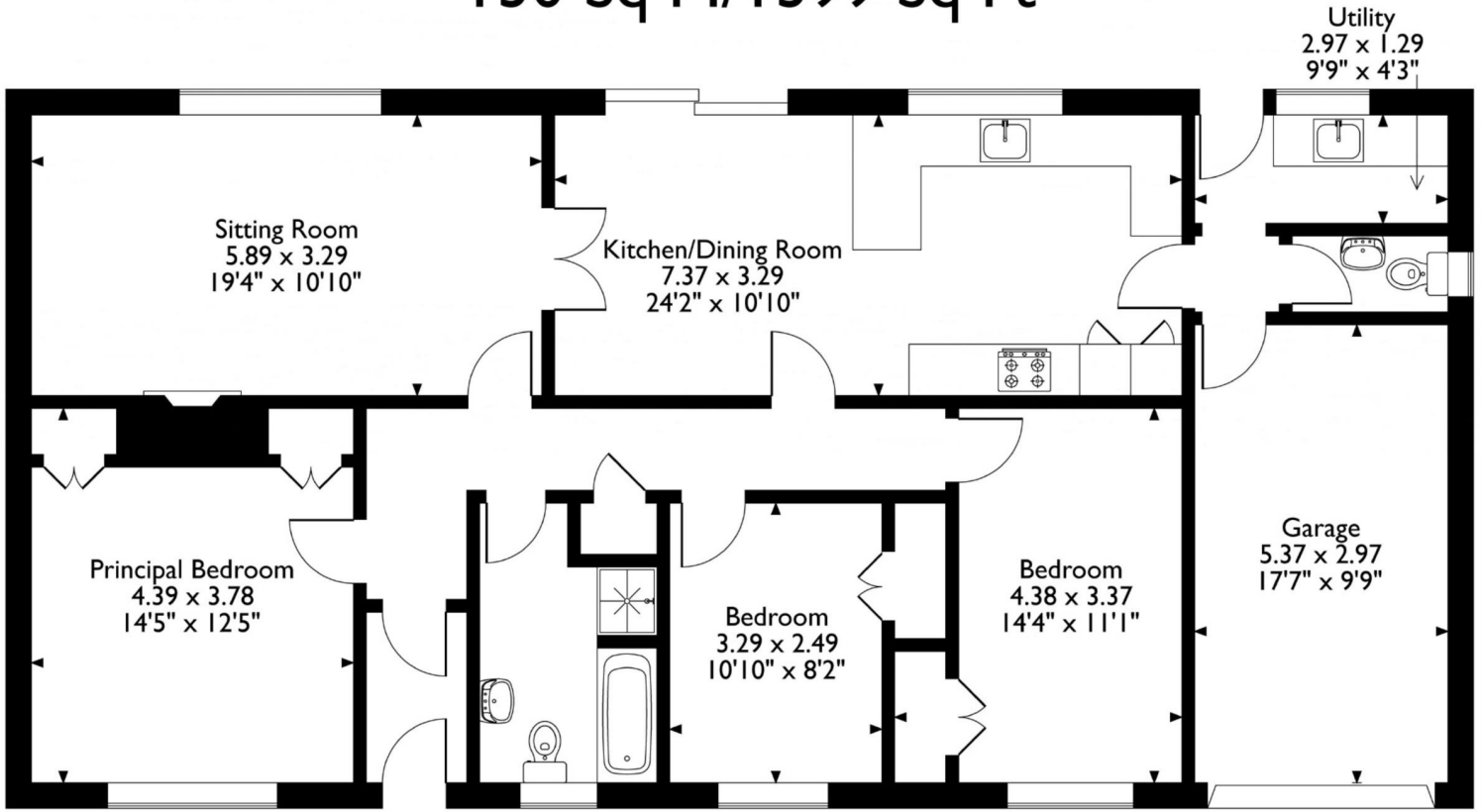
The entrance hall leads to the lounge, kitchen/diner, three bedrooms and family bathroom. The lounge faces south and the rear, being a well proportioned room, with doors opening into the kitchen/diner. The kitchen/diner is well equipped with a range of fitted wall, base and drawer mounted units, various built in appliances, breakfast bar with stools underneath, doors which lead to the garden, flooded with natural light, offering expansive views

From the kitchen, there is a door into the utility area, which has plumbing and space for appliances and a door to the garden. A door to a separate w.c, and door to the garage can also be found from the utility area.

All three bedrooms are to the front aspect, with the master and third bedroom having convenient fitted wardrobes/storage. The second bedroom is a generous size, currently set up as a gym/home office.

The family bathroom benefits from a bath and shower, wash hand basin and close coupled W.C, front aspect window. The bathroom is partly tiled.

Approximate Gross Internal Area 130 Sq M/1399 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

STEP OUTSIDE



Stepping outside, the property enjoys wrap around gardens, which are mostly laid to lawn, being well enclosed by fencing and hedging surround. The front has a driveway with ample off road parking, the rear has a patio/seating area, fantastic for entertaining, facing south and towards the countryside views. The garage is accessed via an up and over door, benefitting from power and lighting.

INFORMATION

Postcode: HR2 8RQ

Tenure: Freehold

Tax Band: D

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

USE WHAT 3 WORDS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	64	79
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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