



Fairview, Rotherwas, Hereford, Herefordshire, HR2 6LE

Asking Price £435,000



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Trivett Hicks is pleased to offer for sale this three bedroom with additional attic room detached dormer bungalow with large gardens and woodland area. The property offers in more detail, entrance porch/utility room, cloakroom, fitted kitchen, living room, dining room, sitting room, three bedrooms and a bathroom with separate shower all to the ground floor. To the first-floor attic room with excellent views.

The property benefits from spacious accommodation, off road parking for several cars, garage/workshop, outbuildings and woodland.

### FULL DETAILS

#### GROUND FLOOR

##### ENCLOSED PORCH/UTILITY ROOM

Double glazed windows to the front and side aspect, power points, textured ceiling, floor mounted oil-fired boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for and tumble dryer, door to storage cupboard, stable door to:

##### CLOAKROOM

Suite comprising wash hand basin and low level WC.

##### FITTED KITCHEN/BREAKFAST ROOM 13'11" x 11'10" (4.25m x 3.61m )

Fitted with a matching range of base and eye level units with solid beech worktop space over, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, dishwasher, space for range cooker, double glazed window to the front aspect, radiator, ceramic tiled flooring, power points and textured ceiling, door to:

##### DINING ROOM 12'10" x 10'3" (3.92m x 3.14m )

Radiator, power points, stairs to bedroom 2, double glazed sliding doors to the rear garden, opening to:

##### LIVING ROOM 12'10" x 11'6" (3.92m x 3.51m )

Double glazed bay window to the front aspect, radiator, oak laminate flooring, TV point, power points, feature lpg living flame gas set in fireplace with wooden mantel over and marble hearth, door to:

##### BATHROOM

With fitted with four piece suite comprising bath, vanity wash hand basin in vanity unit with cupboard under and drawers under, tiled shower enclosure with fitted electric shower and glass screen, heated towel rail, obscure double glazed window to the rear aspect, ceramic tiled flooring and ceiling spotlights.

##### INNER HALLWAY

Radiator, dado rail, double glazed obscure door with lead effect and fitted under stairs storage cupboard.

##### MASTER BEDROOM 11'6" x 10'3" (3.51m x 3.14m )

Double glazed bay window to the front aspect, radiator, oak style laminate flooring, power points, picture rail and fitted wardrobes to the one wall.





**LIVING ROOM 11'11" x 10'3" (3.65m x 3.14m )**  
Double glazed window to the rear aspect, radiator, beech style laminate flooring, telephone point, dado rail, coved/textured ceiling and ceiling spotlights, door to:

**BEDROOM 2 14'1" x 9'4" (4.30m x 2.85m )**  
Double glazed window to the front aspect, radiator, telephone point, power points and coved ceiling.

**BEDROOM 3 10'11" x 8'6" (3.35m x 2.61m )**  
Double glazed window to the rear aspect with views over surround countryside, radiator, beech style laminate flooring, TV point and power points.

**STAIRS FROM THE END OF DINING ROOM LEAD TO**

**FIRST FLOOR**

**ATTIC ROOM 13'2" x 11'6" (4.02m x 3.51m )**  
Double glazed window to the front aspect with countryside views, two radiators, beech effect laminate flooring, power points and door giving access to eaves storage.

#### **GARDEN**

The property is approached by sweeping driveway from the B4399. The driveway is shared and leads firstly to Fairview and then one additional property. To the front of Fairview there is large lawn with raised patio area, summer house and various fruit trees. To the one side of the property large parking area, to the other side double garage and garden stores. From the driveway steps lead up to a woodland area with useful concrete storeroom.

#### **COUNCIL TAX**

Band F £3198.92 2023/2024 (A reduction may be applicable for single occupancy)

#### **LOCAL AUTHORITY**

Herefordshire Council. Tel: 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 Holme Lacey Road B4399 which leads into the Straight Mile. Continue on this road passing straight across two roundabouts. From the second roundabout after about a mile you will see the sign with the property name on your right. Take this turn from the main road and the sweeping driveway leads you to the property.

#### **MONEY LAUNDERING REGULATIONS**

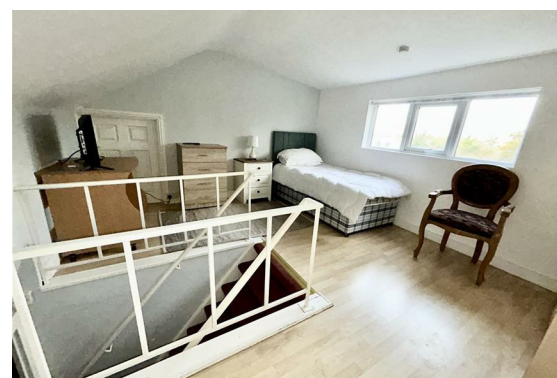
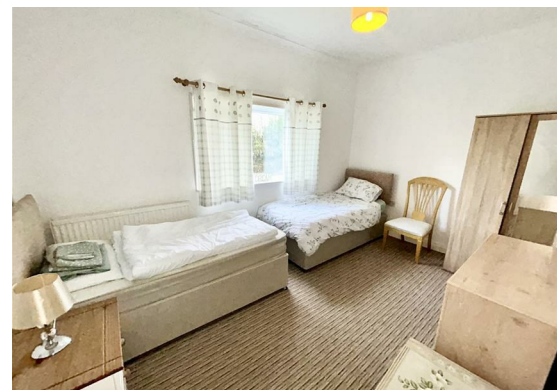
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### **TENURE**

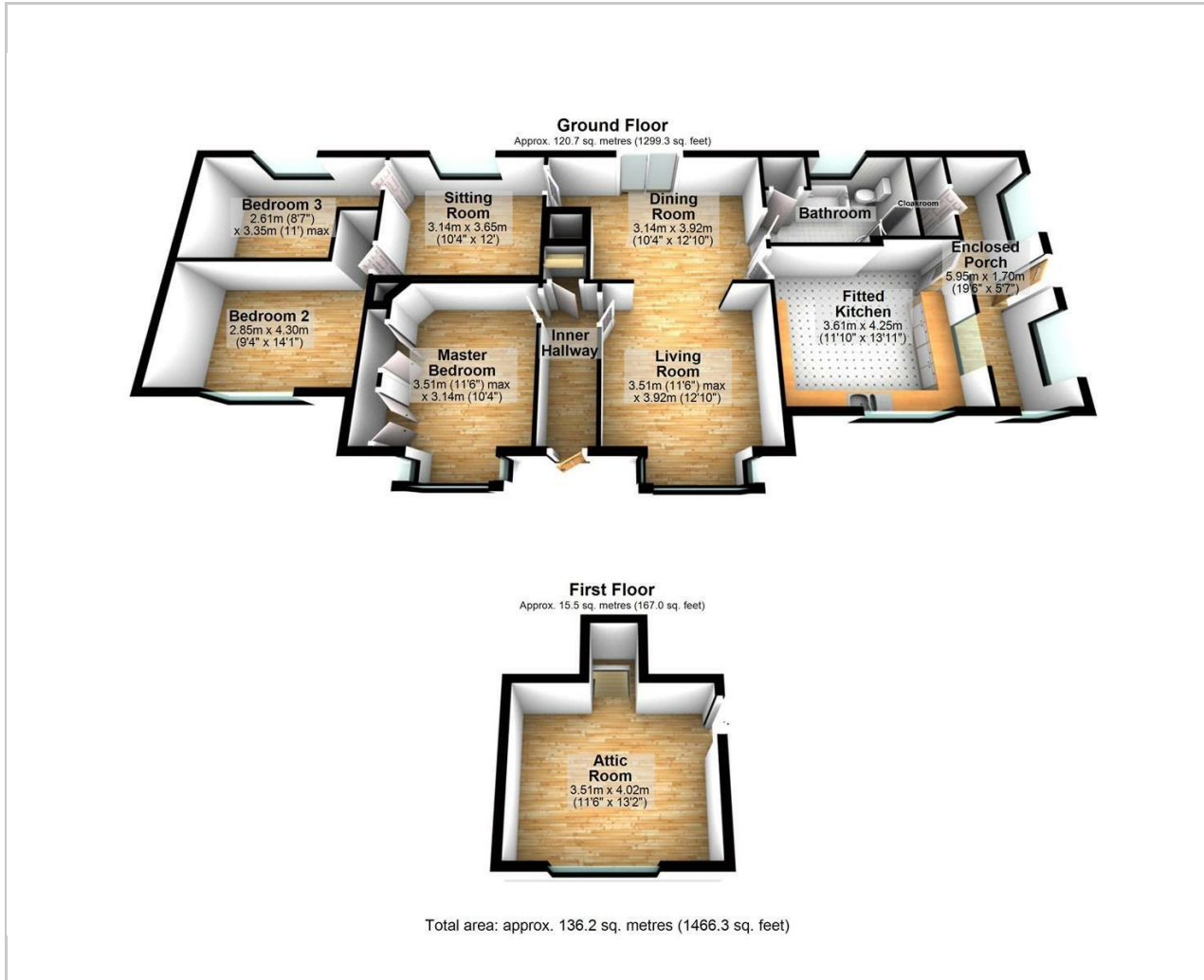
Freehold

#### **N.B**

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. 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. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



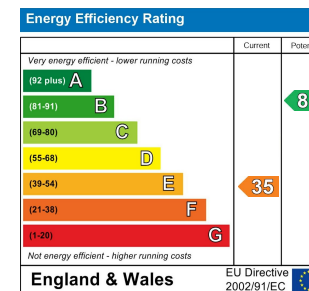
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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